

Huntington Estates Homeowners Association

Directors Meeting Minutes

Friends, there are a lot of links in this email (underlined) to documents in our webpage. Click on the underlined "Go to link:" that appears when you click on the underlined word(s)

Zoom meeting link:

<https://us06web.zoom.us/j/87623109499?pwd=Zx6guGwTzpzKXoNto8MNHpFetH03qq.1>

Meeting ID: 876 2310 9499; Passcode: 206203

One tap mobile +13052241968,,87623109499#,,,*206203# US by location +1 305 224 1968 US

For members preferring to participate in person, rather than attend via zoom.

Location: 3556 Carrington Dr., Tallahassee, FL 32303 – Secretary Amado’s home

The agenda has some information known now and “tba” for info “to be added” at the meeting.

I. Old Business and Director Reports

1. **Tuesday, December 10, 2024** – Call to Order at **7:08p.m.** Began Recording

- Attendance Review / President’s Report – Carlos for Clay

a. Directors: Carlos Amado, Terry Maier, Marisol Roberts, Sam Marshall, , Sarah Kinel.

Absent: Clay Whittaker, Lois Davis, Casey Wiley. Members: No others

2. Secretary and [Maintenance Committee Reports](#) – Carlos

- NOTE: To keep minutes in real-time the Secretary may need to interrupt to document the conclusion or action plan after a topic discussion.

a. Click this webpage link to view the Annual Meeting [Minutes](#) - from 11/12/24.

- Approve these Meeting Minutes at the first quarter members meeting 1/14/25.

b. Printed movie night flyers

c. Sending information for the newly elected Directors links to our website where we keep governing records. Minutes and other references. Available to show how to navigate site.

Maintenance Committee Report

- Deployed road rain water filters to prevent clogging due to pine straws and leaves in 4 road drains where this is high probability flooding issue. Modified weight using rocks.
- Purchased a drain sock sleeve to strengthen these filter’s outside layer.
- Posted holiday banners for Christmas. Starting to add lights to the entrances.
- Road striping second coat expected to be done before the end of January.
- Obtained two very competitive lawn care quotes from Franky’s Lawn Care and Zero Turn Lawn Care. Both quotes were very competitive - almost identical in costs and services – by these two new companies in the area. They have experienced entrepreneur owners and demonstrated this as well as knowledge of the business during our site visit interview.
 - Both are over 40% lower than the current contract costs in 2025 \$4.1K+
 - Esposito had been significantly lowest bidder at the end of 2023 from 5 quotes. But continued to periodically miss the same tasks and requests I made over the last 4 years. They often added a fuel cost adder and did not visit twice in summer months as required. Since the original contract, 20 visits costs were divided by 12 months and billed monthly through autopay, so controlling the billing and service consistency was difficult.

Notified at the end of Nov. so they had 30 days notice, with details for improvements.

- Selected Zero Turn Lawn Care – scheduled for 20 visits and billing per visit.
The fact that the owner is the son of a Neighbor weighted positive in the selection.
- Terry: Should the Directors vote for expenses over \$500?
Carlos: Because the expense is already being done, the significant savings of 40%, the current contract would renew after December if not given 30 days notice – the HOA President and I made the decision to accept the quote and notify the current contractor. Since we have 5 of 8 Directors at this meeting, a verbal vote was unanimously in favor.
Terry: I have not read the contract. Is it the same [service] as the current one.
Carlos: Yes, the same service requirements, as posted in the HOA web page.

NOTE: The Board meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Most decision votes are tabled until Quarterly meetings to have more member comments. All meeting minutes are also posted on the [HEHA website](#), and progress is reported in the Quarterly meetings. Contact the HEHASecretary@gmail.com to get the Zoom passcode and be able to join these working meetings.

- a. The next Quarterly Meeting will be Tuesday 1/14/25 at 7 p.m. - Elect 2025 HOA officers.
Sam: Husband is having surgery and will be in Gainesville possibly during meeting.
She volunteered to remain as Treasurer if needed and does not make the meeting
- b. The next Working Group Meeting will be Tuesday 2/11/23 at 7 p.m.

3. Treasurer Report - Sam / Clay

- a. Total funds 31,549.86: Total Bank balance \$9,834.57, remaining is Investment Fund.
- b. Update draft 2025 budget with 2024 Actual expenditure report by January meeting.

4. Architectural Control Committee Report – Sarah / Clay / Terry

- a. Tree removal request was approved – Davis' property. Most were smaller than required for approval.

5. Recreation Committee Report – Casey / Sarah / Carlos

- a. Movie night Saturday 12/21/24 6:30 p.m., at the tennis court.
- b. Completed flyer distribution by 12/8/24
- c. Popcorn and hot chocolate will be available.
- d. Sarah will provide the hot chocolate and chocolate treats.

6. Nominations Committee Report – Marisol / Sam / Carlos

- a. Nothing to report (NTR)

II. New Business / follow-ups, and Q&A*

- a. The Beneficial Ownership Information submission status by each Director
 - Completed by: Sam, Carlos. Sam will send to other directors with instructions.
Only possible issue is that it requires photo ID – either Driver's License or Passport.
Carlos: It requires the first document ID used by HOA (Sam's), then it assigns an ID to your entry document – but uses the same term to refer to these two IDs.
 - Fincen.gov. This is an effort to stop money laundering.

- b. Shoulder asphalt sections repair idea update. Tabled to when a road shoulder problem area is identified.
- c. Hudson's renter passed away from cancer. Likely will sell home early next year.
- d. Storage shed needed for HOA equipment, materials and supplies.
 - Plan to buy Costco's 12x10' as previously proposed but denied by ACC using old C&R and because some homeowners (1-4) near the tennis court sent objection email.
 - Discuss in January meeting whether to have Director's vote per C& R on having the shed in tennis park, having the community vote, or paying monthly storage fees for 12'x10'
 - C&R Article 10 - Structures in Common Areas: (2nd sentence) "Permanent structures and improvements of common areas are approved by the Board of Directors."

*Note: Speakers should target 3 minutes max per item or may be asked to submit a question or issue in writing. The HEHA President will provide guidance during the meeting, as needed.

III. Confidential/Attorney Discussions – Board of Directors only.
Adjourn if not needed.

Meeting target ended at 8:30 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
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