

Huntington Estates Homeowners Association
Quarterly Meeting Agenda

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.

1. **Tuesday, January 14, 2025** – Call to Order at **7 p.m.** Begin Recording

- Attendance Review – Clay

a. Directors: Clay Whittaker, Carlos Amado, Terry Maier, Marisol Roberts, Sam Marshall, Casey Wiley, Sarah Kinel, Liliana Lindsey and Dawn Haggerty

b. Election of Board of Directors volunteer 2025 Officers and Committee Chairs:

Office

1. President
2. Vice President
3. Treasurer
4. Secretary

Officer

Committee

1. Architectural Ctrl.
2. Recreation
3. Nominations
4. Maintenance

Chair

Vice/ Assistant

I. Old Business and Director Reports

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.

- Vote to Approve these Meeting Minutes

b. Printed movie night flyers

c. Sent information to the newly elected Directors to certify they have read our HOA governing and other references. All signed the certification page.

d. Updated MoneyMinder database with newest homeowner e-mail contact information. Latest is Barbara Greene who owns the home where Jack & Judee Dawkins lived.

Maintenance Committee Report

- Deployed road rain water filters to prevent clogging due to pine straws and leaves in 4 road drains where this is a high probability of flooding. Modified weight using rocks.
- Deployed and removed Christmas lights and donated lawn decorations at the entrances. Thanks to George Jackson for assisting.
- Road striping second coat expected to be done before the end of February.
- 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 is done per visit. Contract has the same requirements as the Esposito contract – posted on our webpage. The fact that the owner is the son of a Neighbor weighted positive in the selection.

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 Director's Working Group Meeting will be Tuesday 2/11/23 at 7 p.m.
- b. The next Member's Quarterly Meeting will be Tuesday 4/8/25 at 7 p.m.

3. Treasurer Report

- Sam / Clay

- a. Total funds in Dec were \$31,549.86: Total Bank balance \$9,834.57, with the remainder being in the Investment/Road Fund.
- b. Update on draft 2025 budget with 2024 Actual expenditure report.
- c. Update on 2025 invoice mailing with lower assessments \$425 vs. previous \$475

4. Architectural Control Committee Report

– Sarah / Clay / Terry

5. Recreation Committee Report

– Casey / Sarah / Carlos

- a. Held Movie night Saturday 12/21/24 6:30 p.m., at the tennis court.
- b. Popcorn, hot chocolate and other treats were provided.
- c. Thank you to the committee for setting this up.

6. Nominations Committee Report

– Marisol / Sam / Carlos

- a. Nothing to report (NTR)

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

- a. A storage shed is needed for HOA equipment, Christmas decorations and supplies.

- Per C&R Article 10 - Structures in Common Areas: (2nd sentence) “Permanent structures and improvements of common areas are approved by the Board of Directors.”
- Director’s vote per C& R on locating the shed (1) in the tennis park, (2) at a volunteer’s lot or (3) paying monthly storage fees.

*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 to end at 8:30 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
(850) 676-1625