

Huntington Estates Homeowners Association

Quarterly 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/84178922338?pwd=AghSaqR8OFZNBgOTIG9A7wkDhbBph9.1>

Meeting ID: 841 7892 2338; Passcode: 530987

One tap mobile +13052241968,,84178922338#,,,,*530987# US; Dial • +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, April 8, 2025** – Call to Order at **7:05 p.m.** Began Recording

- Attendance Review and President's Remarks – Dawn

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

Members: Deborah Newton and Ruby Barr (new neighbor living in front of Carlos' home)

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 link to view the January Quarterly Meeting: [Minutes](#) - from 1/14/25.

- All Directors present voted to Approve these Meeting Minutes, per roll call.

b. Introduced to our attorney, Jeremy Anderson, the new President and VP/main contact Dawn and Marisol. Got updated on training requirement and published March schedule for new Directors Dawn and Liliana.

- He will provide continuing education zoom training of 2 hours length twice annually.

- Discussed potential C&R updates for Records retention, Hurricane protection & removal, process for violation fines.

c. Posted in the HEHA home web page the 2025 Budget, Recommended Contractors list, and the Durable Items inventory (e.g., tools and decorations), and tennis court key distribution list.

d. Published a Newsletter with assessment reduction, due date and natural gas survey info. Left message to City Utilities Gas Survey Contact for results, but no call back received.

e. Published flyer of Hygiene Products collection drive for TSSC students by Allison Humphreys. This is an eight-grade community project we supported.

f. Updated Financial Audit Records on website to include Chairman's signature in reports.

Maintenance Committee Report

- Repaired Tennis court serve line. Laminating was a tripping hazard.
- Obtained 4 quotes for the tennis park shed concrete slab: \$2,000 (L), \$1,800 (H), \$1,500(R), \$1,200 (J), from neighbor-recommended contractors. Green light for 1.2K (J).
- Removed broken tree from the water drainage creek behind Carrington Dr.

Cleared the remaining portion of Carrington Dr. drainage creek - from Newton/Kimball property down to the dead end – behind 12 lots. Utility crews cut trees at the dead end, but some limbs were in the creek. The creek trench in this varies in depth from 4’ to 20’ and runs in a significant downward slope, so the risk of flooding is almost nil.

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 5/13/25 at 7 p.m.
- b. The next Member’s Quarterly Meeting will be Tuesday 7/8/25 at 7 p.m.

3. Treasurer Report - Sam / Clay

- a. 2025 Assessments paid: 86, to go 5. [Carlos to send notarized letter including late fee] Late fee of \$25 will be applied to those paying after 3/31/25. 18% APR for months late.
- b. Update these from last meeting: Truist bank \$24,10.90
Investment/Road Fund \$35,757 with the 45% for minimum road fund.
- c. Status of introduction of Sam and Dawn to financial advisor – Richard Cassidy
- d. Nancy Harrison has received information for completing the Taxes for the HOA.
Jennifer Britt will be contacted to see if she wants to participate as before.
- e. Updated bank account with VP, Marisol, as backup to the Treasurer.
- f. Attorney bill will be paid after he responds to Carlos’ note regarding the 3-hour billing for Fining Process, which has not been delivered and was not really the request.
He has been reminded to respond twice via text by Carlos. Spring break delayed him.

4. Architectural Control Committee Report – Sarah / Terry

Two tree request and cement pad relocation were approved
Updated the tree request process in our website. Mark tree and fill in an online form.
Terry completed his roof replacement.
Sarah’s lot is retaining water. The drain pipe has been broken. Carlos to evaluate.

5. Recreation Committee Report – Dawn / Casey / Sarah / Carlos

- a. The next event is Easter Egg Hunt on Saturday April 12, one week before Easter Sunday.
Flyers distributed by the Wiley family. Kattie donated candy.
Casey has two 10-ft. tables. 25 eggs with rubber bouncy balls and other with prizes.
Water, Juice boxes, Coolers, trash cans.

6. Nominations Committee Report – Marisol / Sam / Carlos

- a. Update or Nothing to report (NTR)

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

*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.

Adjourned - not needed.

Meeting ended at 7:40 p.m.

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