

Huntington Estates Homeowners Association

QUARTERLY MEETING MINUTES

Zoom Join Link: (Sent the week prior, and in a reminder email on the prior Monday)

<https://us06web.zoom.us/j/86051192974?pwd=NnF6UTNIU25nVUtaUIEvMzdsQjJGZz09>

Meeting ID: 860 5119 2974, Passcode: 326096; One tap mobile:

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+13126266799,,86051192974#,,,,*326096# US (Chicago)

Location: 3556 Carrington Dr., Tallahassee, FL 32303 – Secretary Amado’s home -
For members preferring to participate in person, rather than attend via zoom.

1. **October 11, 2022** – Call to Order 7:04 p.m.

- Attendance Review and President’s and ACC Report – John Kellerman

Attendance: Directors: Carlos Amado, Lois Davis, John Kellerman, Terry Maier, Clay Whitaker, Casey Wiley, Jim Hoch and Sarah Kinel. Members: Barry Kelly, Deborah Newton, Candy Strand, Wes Robinson, Harold Brown, Tina Bauldree

- One ACC request for fence was approved – about the 5th house in Carrington Dr.

2. **Approval of Minutes** and Secretary’s Report - Carlos Amado.

- I am keeping minutes in real time. May need to interrupt before going to a new topic, to ensure I have captured the conclusion or action plan after a topic discussion.

- July 12, 2022 Minutes (rev B attached). Vote to accept: Unanimous passed

- Quarterly Newsletter – Published September 16. Introduced the two newest neighbors: Nilda and Edwin Tejada – with 4 children and Amber and Daniel Meyer with 7 children.

- Maintenance Committee Brief - Carlos

a. Removed trash near creek bridge, small tree branches in the creek, and cleared road drains in corner of Dorset Way and Sutton Pl., in preparation for Hurricane Ian impact.

b. Published HEHA Emergency Prep and Response Plan to centrally coordinate resources. And made wellness checks on 2 senior neighbors living alone prior to Hurricane landfall.

c. Drafted letter for homeowner Tony Davis to remove fallen trees above the creek ditch.

d. Ordered red and green court flex seal for tennis court crack repair.

NOTE: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will be left for Quarterly meetings to have more Member participation. Contact the HEHASecretary@gmail.com to get the Zoom password and join these working meetings. Working Group minutes are posted in the [HEHA website](#), and progress is reported in the Quarterly meetings during the officer or committee sections of the agenda. **The next Annual Members Meeting is Tuesday 11/15/22 at 7 p.m.**

The next BoD -Working Meeting will be Wednesday 12/14/22 at 6 p.m.

3. **Other Reports**

- Treasurer Report - Jim Hoch / Clay Whittaker

a. 2022 Assessment collection status –

2 members have their 2021-2022 collection being done through the attorney

2 other members have their 2022 have been turned over to attorney for collection

b. Road Fund Investment - Current Value: \$282,000 down from 305,000 this year.

VP will maintain this account - down 20%

c. Bank checking account: \$6,496/46; Budget will be done by Treas. & VP next month

d. 2021 Financial Audit status. Nick Calabro is the Audit Committee Chair.

To be completed before the Nov. annual meeting. Clay and Jim to assist.

- Recreation Committee Report – Sarah Kinel / Lois Davis / Casey Wiley
- Casey Wiley re-started the Huntington Estates Facebook Page. 44 active, up from 32
- In the September newsletter, sent out a survey to determine interest in get-togethers
3 responses, Jennifer, Candy,

- Nominations Committee Report – Casey and Terry
 - a. Candidates for 2023-24: C. Amado, L. Davis, C. Whittaker will run again; plus, one new candidate: [Sam Marshall](#).
[Also, Confirmed](#) Annual Meeting date 11/15/22 at 7 p.m.
Other BoD Serving 2022-23: J. Kellerman, J. Hoch, S. Kinel, C. Wiley, T. Maier.
Casey to call meeting with Terry and Carlos to plan the ballot mailing and count process.

4. **New Business or Q&A***

- a. Geotechnical Engineering firm (EGS) doing borings in your area related to the water main replacement project. It should have minimal impact to traffic as the borings should be able to maintain 1 lane of traffic open at all times. – Terry Maier

- b. Maintenance of Easements, C&R Article 27 – Terry Maier
This topic was moved to the Attorney Feedback portion of the meeting.

- c. Increase Assessments for the Road Fund – Terry Maier
Terry: Should we increase the budget to 20%? Clay: Market is fluctuating.
Carlos: Look for Financing options. Assign a Road committee chair to keep us on track
Candy: Recommend a special assessment. But opposed to raising the annual assessment.
John: We did a special assessment 2 years ago. Difficult to pass. Not recommended.
Clay: Economy may improve investment, as it was doing a year ago.

- d. For Neighbors Interested in Eradicating Invasive Plants – Candy Stran
Invasive plants sneaking into properties. We have a serious problem with Skunk vine.
Neighbors don't have any idea what to do with them. I'm having to coordinate an assessment of your property. Also have a contractor if the problems are very large.
Council of neighborhood could recognize– Florida Friendly Neighborhood.
Newsletter included info to call or email Candy at (850) 445-4841, 19cns@comcast.net

5. **Adjourn for Attorney Feedback at 7:59 PM.** Board of Directors Confidential Discussion

Meeting End Target 8:40 p.m.

*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.

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