

Huntington Estates Homeowners Association

Quarterly Meeting Minutes

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Zoom Meeting. [Join Zoom Meeting](#)

<https://us06web.zoom.us/j/83332423638?pwd=OSTUIbLdsnQCwbKRH1h6pba9hEHPIT.1>

Meeting ID: 833 3242 3638, Passcode: 505403

One tap mobile +13052241968,,83332423638#,,,*505403# US, or 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

I. Old Business and Director Reports

1. **Tuesday, April 16, 2024** – Call to Order at **7:00 p.m.** Began Recording

- Attendance Review / President’s Report – John

Directors: John Kellerman, Carlos Amado, Terry Maier. Sam Marshall, Sarah Kinel, Casey Wiley, Lois Davis, Marisol Roberts. Absent: Clay Whittaker

Members: Deborah Newton, Liliana Lindsey, Dawn Haggerty

2. Secretary and [Maintenance Committee Report](#) - Carlos

- NOTE: To keep minutes in real time the Secretary may need to interrupt before going to a new topic, to ensure the conclusion or action plan after a topic discussion is documented.

- First Quarterly Meeting [Minutes](#) - 1/13/24 - draft and videos posted on the website.

- Move to approve these Meeting Minutes. Directors unanimously approved.

Maintenance Committee Report

a. Filled cracks at tennis court. Used two gallons of each filler: Red, Green, and White.

- Total twelve 4-hour days on tennis court maintenance in the last 3 months.

b. Marked a Pickle Ball area in the Tennis Court. Thanks to George Jackson for his help.

c. Pressure washed the base area of the cement table at the Tennis Park

- May use gray cement stain over this blue & red area to reduce black mud look

- Purchased cement grinder blades attempt to remove wall footprints before staining floor.

d. Replaced plastic drink holder in chair swing

- May paint the chair swing and bistro metal chairs & tables forest green.

e. Cut 10 limbs extending into the road below 14’ at Harrell Pl – the tennis court cul-de-sac.

f. Terry will paint and replace the street sign post at Carrington Dr. and Dorset Way.

g. No progress on trying to flush the Dorset / Sutton Pl drain with fire hose.

- Will try pressure wash hose if fire hose not possible in next couple of weekends

- If efforts above don’t work, then we’ll quote a professional company to vacuum/flush.

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 join these working meetings.

- a. The Next Working Meeting will be Wednesday 5/8/24 at 6 p.m.
- b. The Next Quarterly Meeting will be Tuesday 7/9/24 at 7 p.m.**

3. Architectural Control Committee Report – Sarah / Clay / Terry / John

4. Recreation Committee Report – Casey / Sarah / Carlos

- a. Easter Egg Hunt was held Saturday 3/30/24, from 4 to 6:30 p.m. at the Tennis Park
 - A new record set for amount of easter eggs, children and participants.
 - Children’s games included medals for winners of the sack races and spoon & egg races.
 - several Directors provided Caprice salad, cupcakes, candy and refreshments.
 - Thanks to the Wiley family for setting up 3 tents and doing the bulk of the organization.
- b. The next event will likely be Halloween.

5. Treasurer Report – Sam / Clay

- a. Updated 2023 actual expenses and 2024 budget. Posted on website main page
 - Vote to approve the [2024 budget](#) in April’s Quarterly Meeting. (click link to view)
 - Will make the 2023 actual expenses more visible
- b. 2024 Assessments 78 paid. 13 unpaid. (# lots to be updated at the next meeting)
 - The next step is to send notarized letters, before referring collection to the attorney
 - Two lot owners’ dues for 2023 and 2024 are being collected through our attorney
- c. We’ll start promoting Zelle “HEHAtreasurer@gmail.com” for alternate payment method
Also pay directly to MoneyMinder.
- d. Sam will document instructions for Treasurers and keep in a binder for future reference.
- e. IRS submission due.

6. Road Repaving Committee – Carlos / Clay / Terry / Barry

- a. Road Fund Update - Clay: Current value \$337,942 in June CDs earning over 5%.
This adds \$15,000 in June, plus 2024 Assessment contributions. Will total approx. \$375K
- b. Re-negotiated and signed contract with North Florida Asphalt Inc. to \$341,300
 - a. So, there will not be a need for a Loan or Special Assessment.
 - b. Part of the previous quote was paving 1.5” thick, 2’ wide on both sides of roads.
 - Changed from paving all shoulders to mainly sealcoating and selected paving repairs.
 - Reviewed other costs/tasks, confirmed Project Manager, and 6/30/24 earliest pay day.
 - We can receive deployment discounts for driveway work contracted for at the same time.
- f. The \$341,300 does not include an additional cost of \$3,500 for painting 11 stop bars and 10 speed bumps. Trying to get other quotes for painting these, since it is subcontracted.
 - One company passed, another said they would quote but did not submit it last week.

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

- a. Need a website security review. – Sam / Clay / Carlos
Protect Director’s phone info from phishing. Completed.
Did snapshot of Director and Committee Chair telephone and email information.
- b. Tonnage sign at the bridge – Clay / John
75,000 Lb. Trucks went through it and it did fine during the pipe upgrade project
Weight Limit on Bridges. Clay to check with DOT.
JK will check with county if there is any history or how to go about having this done.

- c. HOA storage shed - Carlos / John
 - A 12'x7' Costco polymer shed for less than \$2,000. Will put behind the Tennis Court.
 - JK and Carlos have been pricing these. Most others are 3 to 5 times more expensive.
 - To store Christmas lawn decorations, blowers and other equipment and supplies.

- d. Liliana: The Ayyads have a water leak. Could be from the City pipes project.
JK & Lois: There is an artesian well in that area. It always leaks when it rains a lot.
Carlos: The leak was from a flower bed. I'm the contact for the City when needed.

- e. Tina: Thank you all for the great work you are doing. We always get answers fast
- f. Liliana: Thank you all for the awesome work on the road.

*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. Adjourn for Attorney Feedback. Board of Directors Confidential Discussion.

Meeting target end 8:30 p.m. Ended 7:55 p.m.

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