

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, July 15, 2025** – Call to Order at **7:00 p.m.** Begin Recording

- Attendance Review and President's Remarks – Dawn

Directors: Dawn Haggerty. Carlos Amado, Terry Maier, Sarah Kinel, Sam Marshall

Absent: Liliana Lindsey and Lois Davis. Casey Wiley sold her home 7/2/25.

Members attending: Deborah Newton, Jasmine Queen and CJ Callaway.

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 April Quarterly Meeting [Minutes](#) - from 4/8/25.

- Vote to **Approve** these Meeting Minutes.

b. Welcomed new homeowners (and automatically members of the HOA):

Timothy and Peggy Ransberger at the previous Willey home in Dorset Way

Kelsey and Devin Lohman at the 2-story white house in Carrington Pl.

a. Assembled and installed a 7'x10' Shed for the HOA at the tennis court park.

Got lots of help from Dawn & Brian Haggerty and Marisol & Andy Roberts.

- Edwin Tejada installed 12 anchor bolts the were 4 times stronger than provided by Mfg.

- Reinforced the wall seams and entry door footers

- Already stored the Christmas lawn decorations, Easter Eggs and games, two 10' tables, 12 plastic chairs. Will soon add 8 tubs with Christmas lights, extension cords and timers.

b. Completed pressure washing of the tennis court. Labor was \$325 for 21.5 hours @ \$15/hr. Used water connection from Pastor Dew's home.

c. Completed second coat on speed bumps. Reflective glass beads not as effective as hoped. Still need to paint second coats on road-divide and stop white lines. To be done in the fall.

d. Assisted the Washington's cutting several trees downed by storms in June.

Assisted the Labrador's moving a downed tree that fell across Dorset Way on July 5.

e. Xfinity came by saying the construction dept. is the one that needs to be buried.

Have sent techs twice in the past 3 months, but they just report the issue.

We have a cable in Carrington Dr and one across Westmoreland Dr.

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 8/19/25 at 7 p.m.
- b. The next Member's Quarterly Meeting will be Tuesday 10/14/25 at 7 p.m.

3. Treasurer Report - Sam

- a. 2025 Assessments payment status.
Late fee of \$25 was charged to a handful of owners paying after 3/31/25.
One person has not paid 2025 dues. Certified letter sent. Sam proceed to attorney in July.
- b. Total Bank account as of 7/10/25 is **\$38319.56**: Truist bank \$21,872.06 plus...
Road Fund transfer \$16,447.50. Road Fund Tax \$2,629.
Goal: Invest \$17,404/yr (45% of annual dues); compound 5%/yr. for 20 yrs. starting 2025
- c. Nancy Harrison has received information for completing the 2024 Taxes for the HOA.
Jennifer Britt provided an alternate preparer we will probably start using next year.
Terry: Did we pay 2024 taxes and how much was it? Sam: Yes, about \$4,000.
- d. Sam to coordinate with Nick Calabro the 2024 financial audit
- e. Sam to check if Truist will remove its fees for using Zelle; investigate other bank options.

4. Architectural Control Committee Report – Sarah / Terry

- Mr. Hagen's Fence in Carrington Dr. in progress
- Approved Carrington Dr Kinel pool and Haggerty Westmoreland Dr. pool
Pending another Westmoreland Dr pool. Plans received.

5. Recreation Committee Report – Dawn / Sarah / Carlos

- Halloween, Friday 10/31/25, will be the next event. Tabled to Sept. working meeting

6. Nominations Committee Report – Marisol / Sam / Carlos

- a. Directors ending their 2-year tour are Terry, Sarah, Marisol, and Casey.
First 3 confirmed running for the 2026-2027 period. Casey sold her home 7/2/25.
- b. Remaining Directors: Dawn, Sam, Carlos, Liliana, and Lois (replaced Clay).
The goal is to have 9 Directors. May have 1 to 3 vacancies. Need volunteers
- c. Nominations and Election Process:
 - Broadcast opportunity to volunteer for the board, with 9/30/25 deadline.
 - Secretary obtains candidate background writeups and drafts ballot for Director review
 - Nominations Chair presents list of candidates at the October Quarterly Meeting
 - Mail ballots to members by 10/15/25, more than 14 days prior to the Annual meeting.
 - Count and certify the voting results by 11/10/25 before the Annual 11/11/25 meeting.

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.

- a. Recommend scrapping the 2 large push blowers, rather than storing in shed - Carlos One has not worked for at least 3 years, is heavily rusted and has a damaged tire. The other is reported not working; was used only by 2 neighbors over the last 3 years. Repair and tune-up is estimated to cost over \$300 for each – with 1 or 2 neighbors. The maintenance team have been using their own portable blowers. Directors voted to Scrap rather than repairing and storing these non-portable blowers.
- b. Carlos to get the quotes from Zero Turn, and trucks to blow or vacuum leaves twice a year. Terry mentioned that folks complained that leaves were being blown into their yard.

Director Discussion in Confidential portion – that is not confidential:

- c. Monthly working meetings have been and will continue to be optional for Directors. Carlos publishes an agenda and posts the meeting minutes for those who can't attend.
- d. Terry wants to remind homeowners of violations being seen and have directors follow-up
 - Carlos asked to have violations in writing. Reminded that there is a command at the top of our web page for violation reporting that can be submitted anonymously.
 - Carlos normally contact homeowners when these complaints are in writing. Per the C&R, (a) the HEHA president is the one that sends official letters as needed. (b) The ACC's not responsible for identifying and resolving violations.
 - Sarah sent a draft letter identifying typical violations that will be used to
- e. Sam will contact Clay about being our tech support for \$1 min. This way we maintain his skills in programming and treasurer applications annual transitions. Clay programmed most of the webpage applications and added Treasurer apps like MoneyMinder.

III. **Confidential/Attorney Discussions** – Board of Directors only. Stop recording.

Meeting ended 8:43 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
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