

Huntington Estates Homeowners Association

Members 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: 3641 Westmoreland Dr., Tallahassee, FL 32303 – President Dawn Haggerty's home

The agenda has some information known now and "tba" for info "to be added" at the meeting.

1. Tuesday, October 14, 2025 – Call to Order at **7:02 p.m.** **Carlos forgot to hit record :-)**

- Attendance Review and President's Remarks – Dawn

Directors: Dawn Haggerty, Sam Marshall, Marisol Roberts Carlos Amado, Terry Maier.

Absent: Sarah Kinel (Parent/Teacher Mtg. Lois Davis, and Liliana Lindsey (Issue with Zoom).

Members: Deborah Newton, Ruby Barr, Janet Jackson, Phyllis Pearce, Barry Kelly and Peggy Ramsberger – a new homeowner which has volunteered to run for Director at large 2026-2027.

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 July Quarterly Meeting [Minutes](#) - from 7/15/25.

- **Voted** and Approve these Meeting Minutes will be at the October Quarterly Meeting.

b. New homeowners Clinton and Catherine Powell – SW Engr. with 3 children 10, 5, and 4. Moved into the Meyer's previous home at 3653 Westmoreland Dr.

c. Requested quotes from several companies for trucks to blow or vacuum leaves Quarterly.

- C&M Parking Lot Sweepers, Adel GA, Schwarze Gale Force Truck \$1,500 /Q = 6K.

- [Neighbors](#): Zero Turn \$1,092 /Q = 4.4K. and Norwood Land Services \$925 /Q = 3.7K.

- No response from Just Parkin, Shipping Center Maint. Co. or Smith Elite Striping.

- Hourly Labor will do for \$250 /Q = \$1K or if monthly service \$3K

- The hourly labor was the preferred option from the survey; [with the option of doing it monthly](#) rather than quarterly and still be \$700 below the closest other option.

Vote by Directors to adopt for a year the hourly labor – and do monthly. Passed 4:1 nay

d. Purchased a 13'x13' portable tent for events at cost of \$143.

This tent can be borrowed by any homeowner at any time. Contact Carlos, HEHA secretary Avoid having to build a Gazebo this year, and likely for the next few years.

e. The City utilities cleared a few water pipe valves slightly covered with road asphalt.

- f. Xfinity buried the Westmoreland cable. Marked for digging at in Carrington Dr but not done, still after 6 months. Dawn will call Nate the construction supervisor.

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 Member's Meeting is our annual meeting Tuesday 11/11/25 at 7 p.m.

3. Treasurer Report - Sam

- a. 2025 Assessments payment status: All Paid
- b. Total Bank account as of 10/14/25 is Truist bank \$15,312.06 plus...
Investment Fund \$39,562.32 – includes Road and deferred one-year maintenance projects.
Saved in Legal. Will post Sam's report in the home page.
Goal: Invest \$17,404/yr (45% of annual dues); compound 5%/yr. for 20 yrs. starting 2025.
- c. 2024 financial audit status. Nick Calabro normally does these audits.
Ginny Maddox has volunteered to do future audits. Sam will reach out.
- d. Carlos: Personally talked to our attorney Jeremy on 10/10/25 at home closing.
He agrees with 0.7 hours payment. Acknowledged the other work for adding fines was done but not sent, so no charge. Sam already paid. Will not need to contact again.

4. Architectural Control Committee Report – Sarah / Terry / Carlos

- Slab and Shed installation at the Lohman's home was approved by Sarah.
- Driveway expansion by Mike Machie was approved by Sarah.
- Sarah's been having access issues, will tell Clay. Carlos has been alerting of any requests.

5. Recreation Committee Report – Dawn / Sarah / Carlos

- Halloween, THURSDAY 10/30/25, 5-7 pm, 700 Timberlane Rd., Tallahassee, FL 32312
at Culley's Meadow Wood Funeral Home & Memorial Park ☺ (Grant Kimball neighbor)
Adult & Child Costume Prize at 6:30 p.m. Food Trucks available. Broadcast flyer by 10/15.
- Plan to have a pot-luck at the Annual Members Meeting in November.
Pot luck, 11/11 invite. Sam will help with food but having knee surgery the week before.

Survey results: 13% of the community responded (12 of 91 lot owners)

- 1 new volunteer for Director at-large – Peggy Ramsberger, new neighbor in 2025.
- 57% Opted for the Lawn care laborer blowing leaves. Vote to implement
- 1 possible HS student volunteering to do community work "once every 6-8 weeks"

Yes percentage to the following events:

- a. 75% Pot-luck Annual Members Meeting
- b. 58% Easter Egg Hunt
- c. 58% 4th of July Fireworks
- d. **42%** Halloween trunk or treat
- e. 75% Community Movie Night – "with food truck"

6. Nominations Committee Report – Marisol / Sam / Carlos

- a. Directors ending their 2-year tour are Terry, Sarah, Marisol, and Casey.

Remaining Directors: Dawn, Sam, Carlos, Liliana, and Lois Davins.
Three Incumbents Running: Sarah Kinel, Terry Meier, and Marisol Roberts
New Volunteer Running: Peggy Ramsberger.
The goal is to have 9 Directors. Voting for 4 slots. Have 4 candidates ☺.

b. Remaining Process:

- 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.
- Let Carlos know if you want to participate in the count subcommittee by 11/3/25.

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

Sam: City Fire Agreement with the County is changing. Sam keeping an eye on the effect on us. Barry expecting a resolution to this political issue.

Peggy: Why do we have cones and rocks?

Carlos: Those are typically locations where pine needles cause water puddles or flooding. The rock sacks prevent needles from blocking the drains for 80% of the light rains.

Owners near these drains are supposed to clear pine needles. Leaf blowing contract will include clearing these monthly. Cones protect the rock sacks and prevent startling drivers

Phyllis: Some drains are also slightly lower than road and are slight hazard to bikers/cars.

*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. Stop recording.

Meeting ended at 7:42 p.m. – new quarterly record time.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
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