

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

1. **Tuesday, January 13, 2026** – Call to Order at **7:00 p.m.** **Start Recording**
 - Attendance Review and President's Remarks – Dawn
 - Directors: Dawn Haggerty, Sam Marshall, Marisol Roberts Carlos Amado, Terry Maier. Sarah Kinel, Liliana Lindsey, Peggy Ramsberger. Absent: Lois Davis.
 - Members: Ruby Barr, Deborah Newton.

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 November [Annual Meeting Minutes](#) - from 11/18/25.
 - **Vote** to approve these Meeting Minutes.
 - b. Completed painting the pickle ball court at the tennis court.
[Thank you to Brian Haggerty and Devin Lohman for their assistance.](#)
 - c. Completed first leaf-blowing of neighborhood road shoulders.
[Task took two days due to the need to trim lawn edges and debris accumulations in several areas. Plan to continue doing twice per month supporting hourly labor contractor.](#)
 - d. [Rock sacks used to filter pine and leaves blocking road drains were removed and used in by the creek bridge exit to reduce the depth of water pools there.](#)
 - e. [Adjusted the light control clocks at both entrances to Daylight Savings Time.](#)
 - f. [Completed the dead tree limb removal at the Old Bainbridge entrance traffic island. Took the opportunity to also remove a few dead tree limbs over the road in nearby lots.](#)
 - g. [Send C&R Issue correction request for yard waste burning. Positive response received.](#)

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 Directors Working Meeting will be Tuesday 2/10/26 at 7 p.m.

3. Treasurer Report - Sam

- a. Completed the 2024 financial review.
Thanks to Ginny Maddox for doing such a thorough job.
We will target completing the 2025 financial review before the end of March 2026.
- b. The 2026 Annual Assessments of \$425 are due 3/1/26. Email invoices sent out.
- c. 2026 Budget drafted. To be approved and published by next month.
- d. End of the year budget & expense report 2025 video shared at the meeting
Can avoid taking tennis court resurfacing from investment fund if we choose option 1.
- e. Reached out for 2025 taxes. Currently charging \$200. Or use other recommended person.

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

Pending tree removal – have a permit already. From December working meeting.
Pazdur re-roofing Dorset Way.
Shed and fence request Dorset Way.
New home build requested a couple of tree removals. Doing good progress.

5. Recreation Committee Report – Dawn / Sarah / Carlos

Easter is the next activity

6. Nominations Committee Report – Marisol / Sam / Carlos

Nothing to report through August.

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. Tennis Court Resurfacing - Carlos

The companies below have many years of experience. In addition to pressure washing, leveling, repairing cracks, and painting a pickle ball court - these differ in surface coatings and warranty as follows:

- 1) 1. AAA Court Surfaces, Boca Raton, FL \$9,625
Coats: Primer, one or two Acrylic resurfacer and color; Warranty 1 year
Sam: Need insurance for tennis insurance? Marisol: Liability insurance increases?
Sarah: Check with Pickleball Association Cost-Sharing;
Liliana: Will increase insurance and sign waivers. Sam: Ask an accountant
- 2) Zafircourt & Sons, Tampa, FL \$16,950
Coats: Fiberglass mesh system, two coats of Acrylic resurfacer and color; Warranty 2 years
- 3) Elite Court, New York, NY \$77,164
Pro-cushion base mat, two coats of Acrylic resurfacer and color; Warranty 5 years

- The feedback from the community survey was 20 votes for option 1, and 3 votes for option 2. No votes for option 3.
- Rebecca Moore gave a referral of someone working on tennis courts locally. Carlos to contact.,
- Liliana Lindsey recommended we consider contacting driveway and road resurfacing companies.

Vote by Directors to approve an options from above after getting more info from Sarah and the local Pickle Ball association. May need to also look into insurance liability issues.

- b. Investment Fund Draft Presentation (attached)
from [October 2024 Quarterly Meeting Minutes](#). – Carlos
- 2024 Investment fund had \$21K remaining after road resurfacing to be used for tennis court and other possible projects.
- The road fund investment model with goal of \$600K in 20 years from 5% accrual of a minimum 45% of each lot's annual assessment would start in 2025. The 2024 funds and additional monies added to the investment fund would grow together until needed.
- c. 2026 Board of Director Officers voted into office and accepted the position were:
Secretary Carlos Amado; Treasurer: Sam Marshall;
President: Dawn Haggerty; VP: Peggy Ramsberger

ACC: Sarah Kinel, Terry Maier, Liliana Lindsey

Financial Review Committee: Ginny Maddox, Liliana Lindsey and Marisol Roberts

C&R Committee: Liliana Lyndsey, Carlos Amado, Terry Maier and Barry

Maintenance Committee: Carlos Amado, Marisol Roberts, Brian Daugherty, George Jackson

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

No issues were discussed

Target: meeting to ended 8:02 p.m.

Carlos Amado

Volunteer / HEHA Secretary

Maintenance Committee Chair

(850) 676-1625

Year	Tennis Court Fund	Road Fund Deposit	Total Deposits	5% Accrued Interest	Total Deposit + Interest
2024	\$ -	\$21,000.00	\$21,000.00	-	\$21,000.00
2025	\$ 7,500	\$10,031.00	\$31,031.00	\$1,580.88	\$32,611.88
2026	\$ 7,500	\$10,031.00	\$41,062.00	\$3,753.34	\$44,815.34
2027		\$17,531.00	\$58,593.00	\$5,157.50	\$63,750.50
2028		\$17,531.00	\$76,124.00	\$7,015.28	\$83,139.28
2029		\$17,531.00	\$93,655.00	\$12,143.96	\$105,798.96
2030		\$17,531.00	\$111,186.00	\$18,427.04	\$129,613.04
2031		\$17,531.00	\$128,717.00	\$25,923.35	\$154,640.35
2032		\$17,531.00	\$146,248.00	\$34,694.67	\$180,942.67
2033		\$17,531.00	\$163,779.00	\$44,805.98	\$208,584.98
2034		\$17,531.00	\$181,310.00	\$56,325.54	\$237,635.54
2035		\$17,531.00	\$198,841.00	\$69,325.08	\$268,166.08
2036		\$17,531.00	\$216,372.00	\$83,880.02	\$300,252.02
2037		\$17,531.00	\$233,903.00	\$100,069.58	\$333,972.58
2038		\$17,531.00	\$251,434.00	\$117,977.05	\$369,411.05
2039		\$17,531.00	\$268,965.00	\$137,689.94	\$406,654.94
2040		\$17,531.00	\$286,496.00	\$159,300.24	\$445,796.24
2041		\$17,531.00	\$304,027.00	\$182,904.60	\$486,931.60
2042		\$17,531.00	\$321,558.00	\$208,604.62	\$530,162.62
2043		\$17,531.00	\$339,089.00	\$236,507.05	\$575,596.05
2044		\$17,531.00	\$356,620.00	\$266,724.11	\$623,344.11

HEHA Quarterly Meeting Minutes

Draft Plan from October 15, 2024

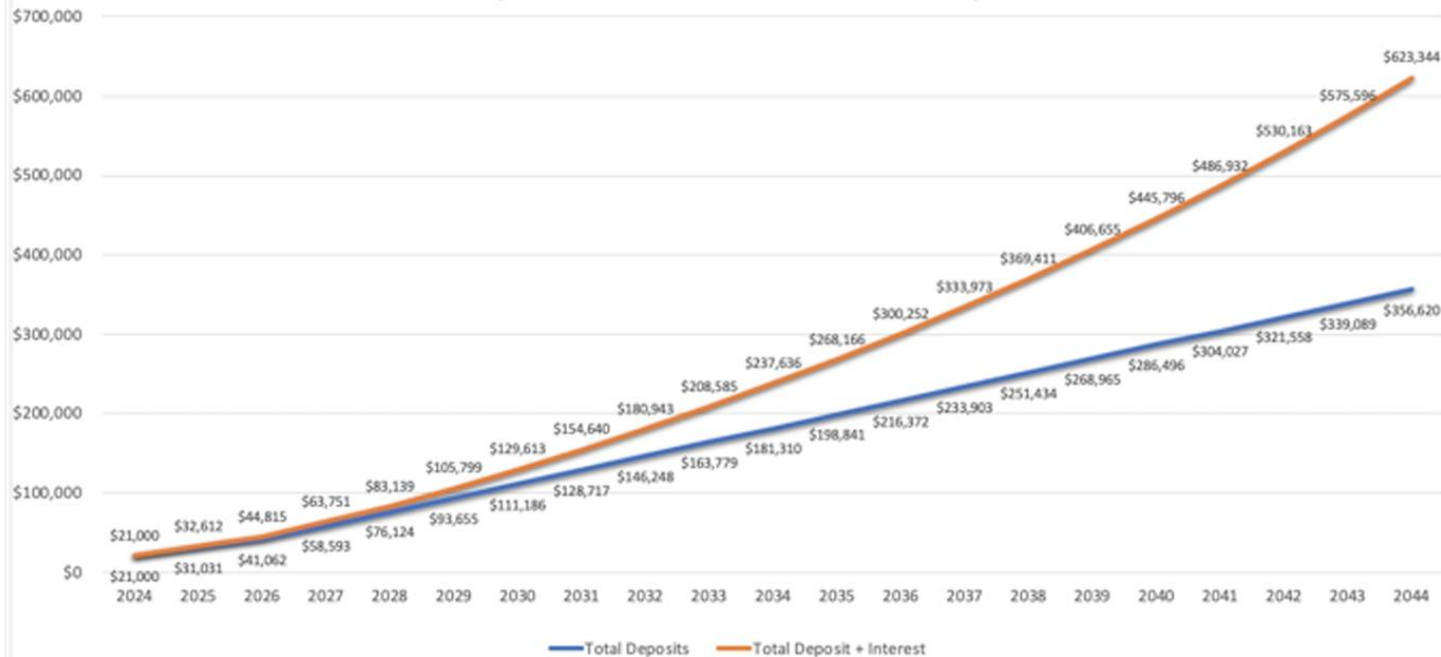
(Goal ~ \$600K in 20 Yrs.)

Annual Road Deposit Needed	÷	Total Number of Lots	=	Annual Road Contribution per Lot	Total Annual Contribution per Lot
\$ 17,531		91		\$ 193	
Annual Operating Costs	÷	Total Number of Lots	=	Annual Operating Cost per Lot	
\$ 21,144		91		\$ 232	\$ 425

Slight Correction:

$\$425/\text{yr} \times 45\% = \$191.25/\text{lot} \times 91 \text{ lots} = \$17,403.73/\text{yr}$ Invested

Huntington Estates Road Fund Investment Projection



**November 2024
Community Vote**

Passed:

1. Reduction to \$425
Annual Assessment
From previous \$475

2. 45% Min. Investment