

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 – Secretary Carlos Amado’s home

1. Tuesday, **April 14, 2026** – Call to Order at **7:00 p.m.** **Start Recording**

- Attendance Review and President’s Remarks – Dawn

Members: Deborah Newton. Directors: Dawn Haggerty, Carlos Amado, Terry Maier, Sam Marshall, and Marisol Roberts. Absent: Sarah Kinel, Peggy Ramsberger, and Lois Davis.

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 [January Quarterly Meeting](#) - from 1/13/26.

- **Vote** to approve these Meeting Minutes at April’s Quarterly Meeting

b. Broadcasted reminder about WastePro bulk trash (no plastic bags), no burning of this trash, and the 2026 assessments of \$425 being due 3/1 with late fee after 3/31.

c. Assisted 2 neighbors in replacing plastic bags holding bulk leaves for weeks not picked up.

d. Completed leaf blowing of neighborhood road shoulders twice per month in Feb. and Mar.

e. Hand-carried down payment to Premier Surfaces to resurface the tennis court.

- Survey of Colors was almost unanimous on USTA’s green border with blue play area

- The light gray area for the pickleball kitchen with light blue play area lines.

- Scheduled for the end of this month!

f. Paid for HEHA Annual PO Box Fee.

Edson Maners, a previous treasurer, opened the account so his name remains in USPS electronic records. They have a paper form with my name, kept locally

g. Successfully recorded the HEHA credit card to pay zoom annual fee.

Also used PO Box address - changed from Director’s address

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 5/12/26 at 7 p.m.
- b. The next Quarterly Members Meeting will be Tuesday 7/14/26 at 7 p.m.

3. Treasurer Report – went first in sequence at the request of Sam. -

- a. The 2026 \$425 Assessments due 3/1/26, late fee charged after 3/31/26
 - Sam sent reminder invoice emails before 3/31/26 to avoid assessing late fees.
 - Late notice letters were sent out today – 7 with late fee, plus 1 medical waiver likely.
 - Next step – notarized/certified Notice Of Late Assessment (NOLA) letters around May 1.

c. 2025 Follow-ups:

- Sunbiz Completed and paid fee - Sam
- 2025 Taxes – Completed – Nominal expense - Sam New Accountant is not a CPA
- 2025 Financial Review – after May 2026 - Ginny Maddox / Marisol

d. Investment funds –Jeremy Cassedy is no longer with the firm Cassedy & Company.

Discussed issues that Clay identified that a fine by the State of Fla. was given to Mr. Marshall Cassedy over a decade ago. Another issue was dismissed. Since Carlos was fairly impressed with him and the ding was a while back, Sam is fine with staying with him as an advisor. Sam also mentioned that she will give any interested HEHA member the electronic access to monitor the fund

- **Carlos' brief about his visit with Mr. Cassedy** (there was poor audio):

Mr. Cassedy has over 45 years of experience in financial management. Was VP with Merrill Lynch and still works in the company where the fine was levied many years ago. He was better prepared for future investments than the previous advisor. He gave the following information:

- a. **Confirmed** the 2025 value of our Money Market fund was \$41,310. Having a \$2,140 (4%) gain over 2024, after a 1.5% fee paid to the financial advisor.

The model to get us to \$600,000 in 20 years for road resurfacing has a goal minimum value of \$32,600 in 2025. So, the \$41K starts the 20-year investment 26% above goal.

- b. **Recommended** changing from Money Market to multiple (at least 3) Moderate Risk Blue chip equity funds. Each fund has some 400 stocks, in different industries to reduce the risk further. The funds discussed had a successful history of growth and quarterly returns. This strategy is better for the 20-year fund which we plan to contribute a minimum of \$17,400 annually because it compounds interest AND also increases in stock value of each fund over the years. Instead of having a goal of 5% we could expect – conservatively - 8% in returns. Mr. Cassedy will reduce the management fee to 1% from 1.5% of value. These are standard fees in the industry that we can shop around.

- **Next Step:** Carlos and other volunteer HOA members will review the investment change, and negotiate a better fee structure. Our investment is for a non-profit HOA that will likely only require an annual review of progress; i.e., this is not an active buy/sell trade account. If the funds perform as expected, or better, there will likely be no change in strategy for most of the 20 years. Increasing value will allow us to also resurface the tennis court every 7 years. and possibly reduce annual assessments in the future. There were no other objections to staying with Cassedy & Co. So, we will pursue trying to reduce fees, use the above recommended investment strategy, report any recommended future changes and report fund value vs. the original 5% and new 8% goal during quarterly member meetings.

4. **Architectural Control Committee Report**

– Sarah / Terry / Liliana / Carlos

- Shed and chicken coop. request has been made by Gielarowski. Approval letter sent outlining that updated plans include meeting the required 15' distance from the lot edge. The roof type has changed and the homeowner got County Permits.

- Approved pool and fencing project at Kinel's home. Confirmed that the C&R does not restrict the planned fence and it meets County Code for pools.

- A fence replacement at the Kaplan's 3640 Westmoreland Dr. has been requested on 4/5/26. Uses chain link in the community perimeter side and privacy fence in the front and between lots. May have separate fencing for the pool. Terry to follow-up with Sarah.

- Terry mentioned a complaint that a neighbor that cleared his backyard of trees. He's not aware they requested approval by the ACC. Dawn confirmed there were pines cleared a couple of weeks ago that had had red ribbons identifying them at the Jones lot 3632 Westmoreland Dr. Carlos believes he saw an ACC request. Suggested that Terry look in the HEHAACC@gmail.com email account where all the ACC correspondence goes, and ask Sarah how to sign in.

Update 4/15: Sarah confirmed approving the request. They will also replace the privacy fence.

5. **Recreation Committee Report**

– Dawn / Sarah / Carlos

a. Hosted Easter Egg Hunt on Saturday April 4, attended by over 30-40 individuals.

60% were children. There were at least 14 small children that participated in crafts event.

- Hundreds of plastic eggs were filled and "hidden" by Dawn's team at the Tennis Court Park.
 - Peggy and Carlos helped run the spoons and wood egg races, sack races, and ring toss games.
 - Sarah provided fruits, muffins, and other delights.
 - George Jackson helped set-up the 13x13' tent
 - Thanks to everyone else for supporting this fun event. Let's do it again next year!
- b. Will likely do a movie night next October, as our next event.

6. **Nominations Committee Report**

– Marisol / Sam / Carlos

Nothing to report through August. Lois's and Liliana's positions will need to be filled – in addition to those Director positions ending their 2-year term.

7. **C&R Update Committee**

- Brian / Terry / Barry / Carlos / Dawn

Liliana resigned as a HEHA Director. She was the C&R committee chair.

Brian Haggerty volunteered to chair the committee and lead the C&R update effort –

Thank you Brian for volunteering! Brian will call an organizational 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.

III. **Confidential/Attorney Discussions** – Board of Directors only. Not necessary.

Stop recording.

Meeting ended at 8:00 p.m.

Carlos Amado

Volunteer / HEHA Secretary

Maintenance Committee Chair
(850) 676-1625