

Huntington Estates Homeowners Association

Working Meeting Agenda

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, May 12, 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 Peggy Ramsberger. Absent: Marisol Roberts, Sarah Kinel, 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](#) minutes - from 1/13/26.
 - **Vote** to approve these Meeting Minutes Unanimous approval by Directors present.

Click this link to view the [April Quarterly Meeting](#) minutes from 4/14/26
 - **Vote** to approve these Meeting Minutes at July’s Quarterly Meeting
 - b. Premier Surfaces to resurface the tennis court.
 - Began pressure washing last week. Has been preparing for crack repairs. Should finish this week – weather permitting.
 - Ordered net adaptor to lower net by 3” when playing pickle ball.
 - c. [Replaced one string of entrance lights at Old Bainbridge with larger bulbs.](#)
[Ordered replacement bulbs to match bulb size on the other side of the entrance.](#)
 - d. [Assisted in cutting tree limb waste pile at Shuman house. Alerted of need by neighbor.](#)
 - e. [Plan to assist in cutting tree limb waste pile at Haggen house. He requested help.](#)

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 Late notices were sent out 7 with late fee, 1 medical waiver.

- Next step –notarized/certified Notice Of Late Assessment (NOLA) letters in May.

1 lot owner in this category have 30 days to pay,
or collection passes to the attorney, which almost doubles the cost

b. Transferred \$11,021.25 to investment fund. Does not reduce 45% assessment min transfer value, since tennis court expense is already in investment fund. Rather than pull, will swap. Keeping 6,000 for tennis court resurfacing second payment of \$6,250.

c. 2025 Financial Review – after May 2026 - Ginny Maddox / Marisol

d. Investment funds – Carlos' published brief about his visit with Mr. Cassedy in the April Quarterly Meeting Minutes, since there was poor audio when he briefed during the meeting.

a. Confirmed the 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.

b. 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.

c. Current value is \$44,371 – increased \$3,155 since strategy change a few weeks ago.

d. Carlos and Brian Haggerty visited and reviewed the investment together.

Consultant fee reduced from 1.5% to 1% of total annual value.

We will be looking at options to reduce the fee during this year. Sam is helping.

e. Team will report any recommended future changes and fund value vs. the original 5% and new 8% goal during quarterly member meetings.

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

- 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. Sarah confirmed approving the request. They will also replace the privacy fence at the Jones lot 3632 Westmoreland Dr.

- Terry look in the HEHAACC@gmail.com email account where all the ACC correspondence goes, and ask Sarah how to sign in.

- Recommended Contractors are listed usually before May. Scroll down in home page.

5. Recreation Committee Report – Dawn / Sarah / Carlos

a. 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 /Marisol /Dawn
Brian will call an organizational meeting.

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

Installed new “No Soliciting” signs at entrances per a new Leon County Law and Sign design.
- Carlos / Sam

Discussion of Increased rental time length to 6 mo. minimum to eliminate Air B&B rental's
Discussed double address in one lot. Also, ideas to modify By Laws were brainstormed.

*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