

Huntington Estates Homeowners Association

Quarterly 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: 3641 Westmoreland Dr. – HEHA President Dawn Haggerty's home

1. **Thursday, July 21, 2026** – Call to Order at **7:00 p.m.** **Start Recording**
 - Attendance Review and President's Remarks – Dawn
 - Directors: Dawn Haggerty, Carlos Amado, Marisol Roberts, Terry Maier.
 - Member: Deborah Newton.
 - Absent Dir.: Lois Davis, Sam Marshall, Sarah Kinel, and Peggy Ramsberger.

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 4/14/26
 - **Vote** to approve these Meeting Minutes at July's Quarterly Meeting – postponed to Aug.
 - b. Updated the recommended contractor list is in the HEHA Home Webpage – April'26 row
 - c. [Premier Surfaces resurfaced the tennis court.](#)
 - Completed the crack repair, resurfacing, and painting of the tennis court (Total \$12,500)
 - Installed net adaptor (\$89) to lower the net 3" for pickle ball play
 - Replaced 3 signs (\$80): Tennis Court Rules, No Trespassing, and another with 4 graphical restrictions symbols (No Pets, No Roller-skating, No Skateboarding, No Food).
 - d. [Decorated tennis court and 2 entrances 4th of July banners and US Flag](#)

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 8/11/26 at 7 p.m.

3. [Treasurer Report](#) – went first in sequence at the request of Sam.

- a. Assessments unpaid for 2026 status: Two persons who have not paid.

Warning certified letters sent. Forward to attorney for collection by end of July.

- b. 2025 Financial Review – Completed – Ginny Maddox / Marisol
- c. IRS 2025 taxes, approx. \$151, have been paid.
- d. Investment funds – Current value is \$57,071 – incl. \$11,000 deposit June 8.
 - HEHA Investment Model Goal for end of 2026 is \$44,815. We are ahead by \$12,285.
 - Since the strategy switched in April 2026 from CDs we have made \$7,675 in 4 months.
 - Negotiated fees from 1.5% to 1%. In addition, have quote to begin 2027 scaled fees down to 0.5% after reaching \$100,000 in fund – with our goal to achieve \$600,000 in 20 years. The 20-year savings from 1% to 0.5% fees are approx. \$30,000 (\$60K if were paying 1.5%)
 - Quote was from Hanconck-Whitney Bank's Investment Advisor – in Tallahassee.
- 4. **Architectural Control Committee Report** – Sarah / Terry / Carlos
Barbara Green has a couple of dead trees in her yard. Expecting a request.
- 5. **Recreation Committee Report** – Dawn / Sarah / Carlos
 - a. Over 100 neighbors and friends viewed the 4th of July fireworks at Sarah's home.
The show was outstanding, going from 9:30 to 11:00.
Recommend doing this at the tennis court park's cement pad and encourage neighbors to "sponsor" a type of firework by donating specific costs.
 - b. Will likely do a movie night next October, as our next event.
Friday 10/30 day before Halloween.
- 6. **Nominations Committee Report** – Marisol / Sam / Carlos
We will have 5 Director vacancies. Lois's and Liliana's Director positions– plus to those Director positions ending their 2-year term: Sarah Kinel, Terry Maier, Marisol Roberts
- 7. **C&R Update Committee** – Brian /Terry /Barry /Carlos /Marisol /Dawn
Brian held kick-off meeting on July 9th. Will seek feedback after a draft set of proposals.
A draft set of proposals will be published to encourage feedback and any additional proposals.
Focus on ACC shed updates (Brian), rental control (Sam), business equipment and street parking reduction (Barry), Hurricane protection and violation fines (Carlos). Drafts, feedback, and voting in 2027, to take effect in 2028.

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

- Received anonymous complaint about yard signs, without C&R violation highlighted.
A review of the neighborhood did not identify any violations.
For Sale signs complied in size, and can remain displayed until the sale is completed.
- The Recorded By-laws are correctly posted in the website. Copies previously printed were a previous version. The info about short-term rentals is in the recorded version.

*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 target end before 8:30 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
(850) 676-1625