

cast
Approved
12/13/18

HUNTINGTON ESTATES HOA - MINUTES

JANUARY 9, 2018 @ 7:00 p.m.

1st QUARTER BOARD MEETING

Location: FELLOWSHIP BAPTIST CHURCH

3705 N. Monroe Street

Tallahassee, FL 32303

Members in attendance: (27 people) John Ackermann, Betty Anderson, JuDee Dawkins, Bob & Dorothy Edwards, Anika Fields, Fred Green, Jon Holtom**, Barbara Hudson*+**, Anton & Andra** Hurst, Bill Lowman*+**, Grant Kimball, Sherry King, Terry Maier*+**, Lesta Mami, Pat & Debbie** Page, Wes*+** & Fay Robinson, Kelly Russell, Scott & Candy (current BofD) Strand, Walt & Nell Sumner, Dave*+** & Amber Whetstone

(* name on 11/14/17 ballot, ** name on 12/14/17 revote ballot, *+** name on both ballots)

Two current Board of Directors (terms ending 2018), Candy Strand and Jason Bonner (not in attendance due to illness), agreed to serve alongside the five newly elected directors of December 14, 2017, (2018-2019 term), who are: Jon Holtom, Barbara Hudson, Andra Hurst, Bill Lowman, and Debbie Page.

The meeting was casually opened by Candy Strand at approximately 7:10 p.m. as the only current board member present. She called on Jon Holtom and/or Andra Hurst to relate to the members present what they heard and experienced at the 6:00 p.m. meeting noticed by Barbara Cook @ Chapel Hill Baptist Church, as many of us did not attend.

Jon offered to be speaker and shared the following with the group: Due to the lack of a quorum at the 6:00 p.m. meeting, no Board business could be conducted. After discussing options for rescheduling the meeting then coming to the realization that there likely would not be a quorum in any future meetings scheduled, Jennifer Britt offered the suggestion of blending the two elected groups, in order to move forward, returning the Board [back] to nine members. Because the total number in the blended group would result in 10 members (2 returning and 8 new), discussion then ensued about "which side" should ask one of their elected volunteers to sit out. To move past the issue of sides, Andra and Jon suggested that all in attendance at the 6:00 p.m. meeting reconvene at the 7:00 p.m. meeting to present this possible compromise to the entire group and let the members decide how they would like for the Association to resolve the conflict. Jon, then sadly noticed that not all the members in attendance at the 6:00 p.m. meeting, were able to attend the 7:00 p.m. meeting, but specifically welcomed Terry Maier, Dave Whetstone and Wes Robinson, as well as the few other members who made it a point to attend *both* meetings, which was met with loud applause by all. A brief summary was given of how we arrived amid the current situation with what seems to be "two Boards". Terry, Dave and Wes, were then encouraged to present their thoughts and the suggestion to blend the two Boards to the members. This proposed compromise to seek an amicable resolution with input from members in attendance was well received.

A hearty and welcome discussion ensued, as well as questions, concerns and ideas shared, which lasted approximately 73 minutes. Approximately 16+/- members attended the 6:00 p.m. meeting. Of those, 10 *also* attended the 7:00 p.m. meeting. Numerous times it was mentioned and supported by those in attendance, that all differences be put aside (they were!), and that the three (Maier, Robinson, Whetstone) simply merge or blend with the seven (Strand, Bonner, Holtom, Hudson, Hurst, Lowman, Page), making total number of Board of Directors ten, rather than 9 or 7. Barbara Hudson offered to step down or forfeit her seat on the Board when concern was raised that ten wasn't/wouldn't be in line with our Bylaws. Members in attendance didn't want any one of the ten to step down! Ms. Hudson pointed out language in Article VIII, which Holtom also was familiar with. They read it aloud to members,

with emphasis placed on the word "and". A brief discussion on interpretation took place, as well as discussion about benefits/conflicts. With overwhelming support and vociferous expressions of wishes from the membership for unity and peace, encouraging us to blend and be one Board albeit ten (10), we were all happy to serve together and represent our membership openly and inclusively! Terry Maier, Dave Whetstone and Wes Robinson took their seats alongside Jon Holtom, Barbara Hudson, Andra Hurst, Bill Lowman, Debbie Page and Candy Strand. Andra Hurst made a cell-to-cell call to Jason Bonner to give him this wonderful news, which he was pleased to hear and agreed with. Jason was then asked if he had interest in serving as an officer, which he declined. He was asked if he'd like to participate in electing officers by phone, which he again declined. All wished Jason well; call ended!

Note: Subsequent to the meeting, a few members who were not in attendance voiced concerns that 10 Directors are not supported by our Bylaws. Several other members also spoke out in support and praise of the decision to amicably move forward this year with 10 Directors. After internal discussions, your new Board has agreed to limit themselves to a maximum of 9 directors and will resolve this minor issue when Barbara Hudson returns from her travels next week.

Approximately 80 minutes into the meeting (8:20 p.m.), election of 2018 officers began. Floor opened by Candy Strand calling for nominations for President, who would then carry on and lead the remainder of the meeting:

Jon Holtom nominated for President: Motion #1- Hurst, Motion #2- Hudson. Open floor for discussion/more nominations - none. 8 in favor, 1 opposed. Motion passed.

Dave Whetstone nominated for Vice-President: Motion #1 - Hudson, Motion #2- Hurst. Open floor for discussion/more nominations - none. All in favor - unanimous (9).

Candy Strand nominated for Secretary: Motion #1- Hurst, Motion #2- Holtom. Open floor for discussion/more nominations - none. All in favor - unanimous (9).

Andra Hurst nominated for Treasurer: Motion #1- Hudson, Motion #2- Strand. Open floor for discussion/more nominations - none. All in favor - unanimous (9).

Discussion held about locating and transferring official records to new Secretary and financial records to new Treasurer. Terry Maier remembered that Barbara Cook gave him a signed piece of paper stating she would hand over all the records to his care effective January 9, 2018. This was shown to others on the Board and handed back to Terry. It was decided that Terry Maier would seek possession of records some time Wednesday, January 10, 2018, including the Corporate Seal, if one exist. Jon, Andra, and Candy will work cooperatively with Terry and Dave (if needed) in seeking to arrange &/or coordinate transfer of all of the official records, as quickly as possible.

Floor was opened for seeking volunteers for the six standing committees (which still need more membership volunteers, please). They are as follows (members who volunteered after 1/9/18 meeting):

NOMINATIONS: (chair) Jason Bonner*, Barbara Hudson*, Dorothy Edwards, Lesta Mami, Anika Fields*, Marisol Roberts*, Grant Kimball (* have previously served on the Board)

RECREATION: Debbie Page, Bill Lowman, Candy Strand, Kelly Russell, Jordan Pearlman, Anne Humphreys

MAINTENANCE: Jon Holtom, Terry Maier, Scott & Candy Strand, Jack Dawkins

ARCHITECTURAL CONTROL: (chair) Terry Maier, Jon Holtom, Dave Whetstone, Wes Robinson

PUBLIC RELATIONS: Bill Lowman, Andra Hurst, Candy Strand, Jordan Pearlman

AUDIT: Andra Hurst (ex-officio), Bob Edwards, JuDee Dawkins

OLD BUSINESS

Status of previously proposed dues increase: Jon, reminded all, that members from the previous Board cancelled the special meeting that had been scheduled for a vote of the membership to in-

crease the dues. He then referenced Article Thirty Three, Section 3., in which it states that the annual assessment may only be increased by a majority vote of the members, as hereinafter provided, for the next succeeding three years, and at the end of each such period of three years for each succeeding period of three years through a subsequent majority vote. Brief discussion and inquiry/concern about dues being officially recorded between 1975 and 2017. After obtaining additional road repair/resurfacing bids, we should have a better idea of whether dues need to be increased, remain the same or possibly be restructured. A questionnaire/survey will be sent out later this Spring to get input from the members regarding their hopes and desires for the future of the neighborhood. The responses to the questionnaire should help us better address this issue and the state of the roads.

Motion #1- Hudson, Motion #2- Lowman: We keep dues at \$400.00 annually for 2018, with the agreement that anyone who paid \$450.00 in 2017 will only have to pay \$350.00 this year (2018). All in attendance agreed that was a fair solution for resolving the upcoming annual assessment for 2018. The Board voted unanimously to pass this motion.

Status of Kimball/Pearlman Family Day Care: Jon addressed a bit of history about our HOA and land use, and operating a family day care under the provisions of Florida law, which defines a family day care as a "home occupation" allowed in all classifications of zoning.

Motion #1- Hudson, Motion #2- Lowman & Strand simultaneously: Barbara Hudson read her motion from a sheet typed up and given to Candy FMOR (For Matter of Record) in which, according to Chapter 420 FS and Leon County Municipalities Chapter 166, she moves that we, the Board, cease and desist on any further action against Kimball/Pearlman (aka Family Day Care). [Time is now 9:30 p.m.]

Floor was opened for discussion. Discussion involved how mediation came about and the generalities of *what* was the agreement mediated and *why*. At what expense to the Association and at what expense to the homeowner? What harm or consequence in allowing family day care when other businesses conducted from other residences? There have been no complaints from any homeowners regarding the operation of Pearlman Family Day Care. The overwhelming consensus of everyone in attendance at the meeting was that "We cease and desist any further action against Kimball/Pearlman Family Day Care".

Vote taken with show of hands:

FOR (8) - Hurst, Lowman, Page, Strand, Hudson, Holtom, Maier, Whetstone
AGAINST (1) - Robinson

Motion passed with a majority vote of the Board and with full support of members in attendance.

NEW BUSINESS

Due to time constraints and already long meeting, Board agreed to speed through items listed on agenda under new business. Jon asked that Andra Hurst, as Treasurer, gain custody of financial records and proceed accordingly in getting signatory authorizations and such, so bills can be paid timely and dues statements mailed out to membership timely. Brief discussion about latest date before dues considered late (March 31), adding late fees, accepting installments, as well as recovering assessments in arrears (especially seriously delinquent). Agreed to scheduling future quarterly Board meetings according to Bylaw Article X, second Tuesday of each quarter: January 9, April 10, July 10 and Oct. 9, 2018. All Board of Director reminded they will need to sign & certify they have read and understand HEHA C&R's/ByLaws according to Chapter 720.3033 F.S. by April meeting. Any Board of Director or homeowners interested in education for serving on a Board and how to read and interpret governing documents and Florida Statute, let Board know. Candy will research who offers classes, where and when. Andra suggested her son, who works for the City, may be able to do some re-

search on infrastructure pertaining to our roads and city water, etc. Thanks to Wes and Faye Robinson who obtained a certified and legible copy of the HEHA Articles of Incorporation, which they kindly allowed us to copy. If you are interested in obtaining a copy for your records, please contact Candy to have an electronic copy emailed to you or to arrange a time for making a hard copy.

Comments by homeowners throughout the evening, very much welcomed and appreciated!

Meeting adjourned at 10:04 p.m.

- * Fellowship Baptist Church asks for a mere \$15.00 donation for use of their building with a ramp, kitchen, adequate lighting, tables and chairs. Next time it is recommended the room be set up at the opposite end away from sounds of ice-maker, and a microphone available, if needed.
- * Congratulations to Sherry King for winning the door prize - an *all natural wood* bird house!