

# Huntington Estates Homeowners Association

## MEETING MINUTES rev. 1 7/17/21

### 1. **April 13, 2021** – Call to Order 7:05 p.m.

- Attendance Review and President's Report - John Kellerman

Attendance: Directors: John Kellerman, Clay Whittaker, Edson Manners, Carlos Amado, Terry Maier, Lois Davis. Absent: Grant Kimball  
Members: Candy Strand, Barry Sullivan, Tina Bauldree, Antonio Jackson, Phyllis Pearce, Devorah Newton, Jon Holtom, Deborah Newton, Jim Hoch, Barbara Hudson, Nick Calabro, Lesta Mami.

President JK: 1<sup>st</sup> Quarter work will be reported by Committee and in Open Issues Reports

### 2. **Approval of Minutes** and Secretary's Report - Carlos Amado. Moved to Approve minutes

- January 12, 2021 Minutes from Zoom Recording Attached. Approved
- October 13, 2020 Minutes from Zoom Recording. Approved
- July 14, 2020 Minutes Drafted by Liliana, previous Secretary. Approved
- Directors working group meetings will be held 2<sup>nd</sup> Tuesday of months between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will be left for Quarterly meetings, when there is more Member participation. Anyone who would like to join these working meetings should contact the [HEHASecretary@gmail.com](mailto:HEHASecretary@gmail.com) to get the Zoom password when it is available. Working Group minutes are posted in the HEHA website, and progress reported in the Quarterly meetings during the officer, committee, or Open Business section of the agenda.

### 3. **Other Reports**

#### a. Treasurer

- Edson Manners

- 2021 Budget Attached – added more details matching the QuickBooks accounts \$20K to be added from 2021 fees later this month.
- Road Fund 2020 Ending Balance: \$267,348.41
- Unpaid Annual 2021 Dues 17 not paid. Reaching by phone or email. Handful over due from 2020
- New Address for HEHA payments & general mail: P.O. Box 180398, Tallahassee, FL 32318
  - Candy resigned as the Registered Agent for personal reasons
- Estoppel Requests - To HEHA Treasurer and Vice-President @gmail.com
  - The Authorization for Digital Comms form will be sent with the Estoppel invoices
- Taxes for 2018, 2019, and 2020 have been paid. Thanks to Jennifer Britt for her CPA assistance
- Audits for previous years have been completed. The audit for 2020 is scheduled by May, if not completed in these last 2 weeks of April.

#### b. **New Registered Agent**

- Attorney Jeremy Anderson, 850-692-8900

1688 Mahan Center Blvd, Ste. B, Tallahassee, FL 32308

#### c. Architectural Control Committee - Clay Whittaker – Chair

- 1 request has been approved for a driveway. No permit needed. Clarified and got contact info.

#### d. Maintenance Committee - Carlos Amado – Chair

- Erected 8 “Slow, Kids Playing” signs, with the consent of homeowners where these are located.
- Cleared brush in left side of the Fred George entrance with the help of Dorothy & Robert Edwards. Also added about 25 cement border blocks and pine chips, to match the other side of the entrance.
- I have received the Association Records from Candy and JK, and will be storing these.

- I have received the Tennis Court extra keys and other records from Candy.

e. Nominations Committee - Terry Maier - New Chair.  
Will get candidates for this year's election.

f. Recreation Committee - Lois Davis - New Chair  
Last May there was a plant exchange event the last weekend of May. Plan to do it again.  
Carlos: Updates from Monday's planning meet will like be published in this month's newsletter.

#### 4. Open Issue Updates

a. C&R Update Feedback - Carlos Amado

Published the initial consolidated feedback for up-to 8 C&R Articles, weekly.

These unedited feedbacks were meant to provide status in bite size notes and solicit more feedback.

Got lots of feedback, with most agreeing with the proposed changes – reducing restrictions to give more autonomy to owners. Two articles clearly needed editing when a note To All was published and gathered momentum (The temporary structures and signs & flags feedback). Otherwise most other changes seem acceptable to the majority. About 3 or 36 articles that seem to have differing points of view in larger numbers.

The C&R committee will meet next week at my house, socially distanced, to make these edits.

Members are: Jim Hoch, Sarah Kinel, Tabitha Ellis, John Kellerman, Terry Maier, myself and possibly Judee Dawkins. Anyone else wishing to participate via zoom just needs to let me know to get the zoom password.

A side-by-side comparison with current C&Rs will be the output document.

Expect to have attorneys review, then put to a vote late this year.

Terry: It takes 2/3 of members to pass the C&R. That's why we have not passed changes before.

Carlos: The plan is to ask each C&R committee member and volunteers to go to every home (e.g., 10 houses per volunteer) and explain the changes, and get vote or a proxy document signed.

b. HOA Management Company options - John Kellerman

Have obtained 3 responses from 5 requests. The costs would add from \$450-\$1,000/mo. to the annual fees. I don't see that this is a good solution. By next meeting will have the info in writing to share.

The Board will vote whether to put for a membership vote at the next meeting.

Opened to participants to discuss this. Lois, Jim, Terry, Barbara, Edson, Carlos, say not adding value.

Clay: It appeals to me the help with ACC responsibilities, and be able to notify and fine if required.

Candy: A management co. would help the 7 Board members do the responsibilities that took 9. Sick and tired of complaints about previous Boards, when folks did not participate, are not helping and no paying dues.

Sarah: Has the Board fined anyone this year? Clay: No, the C&Rs do not define the fines process.

Antonio: You know what the C&R were, so I don't understand that you will not adhere to these rules.

Continue to run the Board. Change if needed, but let's do our best. Need to adhere to be good neighbors.

Barry: It is ridiculous that you don't know the C&Rs. My sticker shock: I got surprised about no motorcycles.

Tina: Agree with Barry. We got the C&R after we bought the house. ACC committee can't follow all the C&Rs. Kudos to Carlos for updating these C&Rs, which should have been done 20 years ago.

Jon: Mgmt. Co. has some advantages, but more disadvantages in cost or can't do that much. We don't have fines defined. We need to add as a Resolution. Approve violations then have appeals on set days.

A management company is not a good investment for this neighborhood.

c. Road paving project - Clay Whittaker

Estimated \$300K to resurface the roads several years ago. This is our goal to fund. We'll be \$280K next month, and probably \$300K by the end of year. Have engaged 3 Engr. companies providing a plan for

developing standard requirements for the bids request. Budgeted \$1,000 for getting a better plan defined, to use for requesting bids. Paving would take place in coordination with the City replacing the water pipes, next year. The city knows we are ready to start, since the 3 Engr. Companies have been calling them on this subject.

## 5. New Business

### a. Requested topics:

#### (1) Natural Gas Survey – Clay Whittaker

A survey was sent to homeowners. 30% responded, 76% add, 20% already have.

We have tried before because we can't get enough homeowners. \$675 rebate for water heater.

Mark if you want gas at when the water heater is replaced.

Terry: does it cost \$1,200 for the city to connect? Clay: No.

Barry: \$1,200 is for attorney deed costs. Lois: Already have lines deeded.

30% participation is disappointing. Clay: will send a reminder, and will call.

#### (2) Speed limit change from 25 to 15 or 20 MPH – Terry Maier

Discussed, voted, and approved the 20 MPH speed limit.

Board voted to purchase 20 MPH signs to be posted with "Slow, Kids Playing" signs.

### b. Open Forum\*:

Deborah: Were the February and March working meetings, or any committee meetings announced?

Carlos: No. It became clear that meeting by committee was not efficient or effective, since Board members are usually the only ones in the committees; e.g., ACC is Clay, Terry and Grant. Maintenance is Carlos, JK and Terry. Recreation is Lois and Carlos. Not quorums of the Board, so not need to be announced; however, we do better when other Board members support these committees. So we have decided to now routinely meet the second Tuesdays of the months in between quarterly meetings to discuss all committees and divide new business to be led by a Board member with the support of others. These meetings will not be broadcasted but are scheduled in the website, announced in this quarterly meeting, and minutes published. The reason for not broadcasting is that we don't want to overwhelm the members with broadcasts. We have been doing broadcasts weekly with C&R feedbacks and Gas Surveys. Anyone wanting to participate or listen can contact me to get the zoom meeting PW when we get it... just as said in the Secretary's report above.

Deborah: Carlos provided the info from the Revitalization. Thank you.

Seemed to be missing a seal and dates.

Suggest the Board find the attorney document pre-revitalization to not negate fee increases or other business completed when the Association was not defunct.

Worried that the Association may be at risk if this ratification language is not available.

Carlos: I'm not sure I follow. The Revitalization is legally recorded.

Clay: Revitalization was done using the Florida Statute as a checklist. We believe all has been done correctly. You can find the link in the court website.

Sarah: Will get with Carlos to find the document.

**Meeting was Adjourned at 8:48 p.m.**

**Minutes drafted by Carlos Amado, Volunteer HEHA Secretary**