

Huntington Estates Homeowners Association

QUARTERLY MEETING MINUTES

1. **July 13, 2021** – Call to Order 7:07 p.m.

- Attendance Review and President's Report – VP Clay Whittaker

Attendance: Directors: Clay Whittaker, Carlos Amado, Terry Maier, Lois Davis.

Absent: John Kellerman, Edson Manners, Grant Kimball.

Members: Candy Strand, Barry Sullivan, Phyllis Pearce, Deborah Newton, Jim Hoch, Lesta Mami, Tina Bauldree, Barbara Cook, Jonathan Casey, Rebecca LeBlanc.

2. **Approval of Minutes** and Secretary's Report - Carlos Amado.

- April 13, 2021 Minutes from Zoom Recording were attached a week ago, and included in yesterday's meeting reminder. Is the board ready for approving or do I need to read?

Deborah: I want to discuss separately.

Tabled approval pending feedback from Deborah. These to be approved at a subsequent board meeting after getting Deborah's inaccuracies feedback. (Subsequently in 7/17/21 we just changed "attorney language" to "ratification language" in a line of the minutes which will be published as rev. 1)

- Noted: Directors working group meetings were held the 2nd 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 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 was absent, so Clay briefed.

- 2021 Budget Update – On budget – except gift cards for new owners

Carlos: Only over budget in gift cards for new owners. We have had 4 and budgeted for 3. 2 Tennis court quotes were received at \$8K-10K for resurfacing; to be done after road resurfacing. Will repair cracks until then. Budget still covers this repair, still on budget

- Unpaid Annual Dues. Carlos: 9 open fees, plus 2 owing more than one year.

Will send a standard letter per new law to collect these.

Candy: There is a delinquency letter format. How far back can we go in collecting dues.?

Members should be responsible to keep abreast of Statutes and shared with membership.

Clay: Although most paid their dues, Attorney suggest we use the revitalization date.

Trying to improve property values with Metro Net and Natural Gas.

A tangential discussion (#1) ensued regarding past dues. Details moved after agenda minutes, below.

- 2020 Audit status working with Nick and Jim. QuickBooks to reflect the investments and right accounting lines and investments. Will see the growth with McNally. Finalized this work, before the random sampling for the audit. Anticipate to be done by the next meeting. Investment account is at a level matching the goal. Finalized to track in QuickBooks.

c. Architectural Control Committee - Clay Whittaker – Chair

Tree removal requests. Thanks to Terry and Carlos

Looking for an ACC Chair volunteer

- d. Maintenance Committee - Carlos Amado – Chair
- Road height tree limb trimming over the roads completed throughout the neighborhood
 - Road leaf mulching was completed around the Dorset, Westmoreland, Danesborough intersection.
 - Entrance landscaping; Liliana has been planting and improving the coverage of plants in the Old Bainbridge Entrance’s traffic island.
 - Holiday banners were bought and a frame with lights was built. Banners cost approx. \$15 and give a festive good feeling inexpensively. Bought signs to announce quarterly meetings at the entrances. Candy: Thank you so much. We can see it and we can feel it. It is inspiring.
 - Clay: Metro Net did some large patches in the road of low quality. Terry too pictures.
 - Terry: They removed about 4 inches of asphalt and replace with half inch of patch. Its already wore out.
 - Clay: We are going to have them address these when they come back out to the other side of the neighborhood.
- e. Nominations Committee - Terry Maier – Chair
- Ending Board Officer Terms: J. Kellerman, E. Manners, T. Maier, C. Whittaker
 - Need 6 candidates to run, to fill 4 positions. Please run or make recommendations.
 - Lois has one more year on the Board.
- f. Recreation Committee - Lois Davis - Chair
- May plant exchange. It was quiet and successful, but not as big as last year.
 - Would like to do a Pot Luck at the next Quarterly meeting or Annual members meeting.
 - Carlos: Attended the Dorset Pl. cul-de-sac 4th of July celebration. It seemed to create a great family and unneighborly atmosphere. Neighbors were recommending to have the next 4th of July family fireworks at the Tennis Court area.

4. Open Issue Updates

- a. C&R Update Committee Status - Carlos Amado
- Members: Jim Hoch, Sarah Kinel, Tabitha Ellis, John Kellerman, Terry Maier, Barry Kelly and Carlos
- April 24. Drafted side by side comparison of existing and proposed C&R easy comparison
- May 11. Drafted the homeowner vote/proxy vote form.
- Each homeowner will be able to vote for each C&R Article.
- June 1. Sent to Attorney for review. Will publish email/and mail these.
- Proxy will be sought from homeowners not responding, by sending neighbors.
- Votes & proxies to be counted on an open homeowners meeting.
- Clay: Attorney wants to discuss further. A zoom call scheduled for tomorrow.
- Candy: To be clear, we will be voting either one or the other. No word changing.
- Carlos: Yes, we are voting for each article as written in the ballot.
- Terry: We are voting for each article? Carlos: Yes, each article, but all are listed.
- b. HOA Management Company options – Carlos Amado
- Review Recommendation (attached below and to yesterday’s meeting reminder 7/12/21)
 - Read the Summary: 2 responses from 3 requests for quotes. Does not recommend to use.
 - Clay: Shared the document on line and highlighted the points on C&Rs.
 - Voted on next step. All board members and John voted to not proceed with HOA Mgmt. company

A tangential discussion (#2) ensued regarding C&Rs. Details moved after agenda minutes, below.

- c. Road paving project - Clay Whittaker

- Road Fund Status. Goal is \$300K for resurfacing

- Engr. Companies Status (to publish standard requirements for the bids request.)

Terry: We are on the roster for improvement. The money is in the budget to do the whole neighborhood. Survey crews will be coming. It may take 6 months. We will get city utilities.

Water lines to be done before the road gets paved. Other costs of storm grates, drainage, and road preps.

Coordinating with the city to save them some costs because we are going repave immediately.

We are expecting to also get 20 fire hydrants with the water lines. Saves on insurance.

Lesta: Need a better road base than last time. Clay: We will be testing to do a better job with this.

5. New Business

a. Requested topics:

(1) Natural Gas Survey status – Clay Whittaker

60-70% have taken the survey; 70% of these want the service. 8 already have it.

Tina: City told me – erroneously – You don't have gas. Everyone has to agree to get it.

Clay: Barbara, Clay, Terry, Jonathan and Barry have it. There is a GIS map visible to the city Metro Net had mistakenly split the neighborhood as half private. Do not need to tear up the road. It's a directional boring process under the road.

We could invest on this, if the city does not want to do it.

Wiley: Installed water heaters in his home.

Clay: I could use help in following up with the survey, contacting other 30% of neighbors.

(2) Resident Information Update – Carlos Amado

Planning to attach a form to update data on homeowners and residents, incl. birth day and month. Any recommendations?

Lois: They can always opt out. Clay: We can always benefit from an updated database.

b. Open Forum*:

Clay: Solar Power for the community. Inquired about the Common area near tennis court for a solar array. To save on \$450 street lights per month. We have no meters to support the program for accounting. Solar Energy program in Tallahassee said we can't do it. Florida law says HOA cannot sell to the city.

Lesta: Individual homeowners can put solar in their homes? Clay: Yes, Grant has an array.

Estimate \$1,400 to pay for survey. Wiley: Only one rebate per unit.

Lois: We spend \$13,000 on tree removals after a hurricane, and we still have too many trees.

Deborah: Suggestion to have a parliamentarian at the next meeting.

Barry: Texted - I volunteer to be the parliamentarian.

Clay: There is a new group email for the board. heha-board@googlegroups.com

Calros: It is used in all current broadcasts in the "To:" line, and can be copied from there

Meeting Adjournment 8:39 p.m.

HOA Management Company Brief

Introduction: Several of homeowners brought up the topic of hiring a management company to handle the operations of the HOA. One of the reasons they brought this up was difficulty getting volunteers for the board and HOA positions. John Kellerman accepted the task of researching the idea. Contact was made with our attorney in reference to recommendations of management companies who provided several that they have had dealings with.

Research: Email contact was attempted with three of the companies:

1. Kirby Management
2. Lewis Management
3. Executive Management [Did not respond]

* Of the responses received by Kirby and Lewis HOA Management start their pricing at approximately \$450.00 a month (\$5,400 per year) for basic services. These services include being the “Registered Agent” for the association, receiving the mail, putting out newsletters and setting up the quarterly meetings.

* After these basic services, they charge ala-cart for other services. Depending on the service it can increase the monthly fee by hundreds of dollars. It is expected that Covenant & Restriction (C&R) monitoring, violation notification, response tracking, violation/fine hearing coordination, hearing administration, etc., could double the annual costs to \$10,800.

* Both of the companies that responded also required a volunteer HOA board of officers to report to and make decisions on the activities of the company.

Review: The board discussed this option several times and we concluded that this was not a very cost-effective option for the neighborhood and would require dues increase to support this type of action. Having to maintain the board positions wouldn't alleviate one of reasons for the suggestion and we would still be looking for volunteers. We have seen an increase in neighbor participation that looks promising for future boards and committees.

At the last quarterly meeting the topic was brought up to the attendees for their opinion on hiring a management company. Everyone attending responded they did not want a management company to “run” our HOA. Several brought up the amount of work to perform such a task and the fact that someone from outside would be making decisions that affect our neighborhood.

Summary: With the positive response from neighbors about the volunteer Board of Director's performance and the projected cost of over \$10,000 annually – that still requires a volunteer Board of Directors - an HOA management company is not in the best interest of our neighborhood. We, as neighbors, have been coming together and handling our business more efficiently recently - as a neighborhood association should. It is my recommendation that we do not retain an HOA management company* to handle Huntington Estates and that we continue forward on the path we are going. If there are no objections, I think we should put this matter to rest and proceed forward as the great association we are.

John Kellerman
HEHA President
June 26, 2021

* Note: The Board voted to accept this recommendation during the Quarterly meeting on July 13, 2021.

Tangential discussion #1 interrupting Treasurer's report:

Deborah: Did Edson contacting delinquent homeowners? Clay: Yes, he said he has.

Barry: He called me to write another check due to a signature match issue.

Deborah: I guess it was selective calling.

Clay: The attorney is not involved now. The neighbors will get a letter from us.

Deborah: Edson is not here to speak for himself, so who knows

Barry: What do you mean, by selective calling? Are you accusing Edson?

Deborah: I can tell you he hasn't call everyone

Carlos: He didn't call you? The bill was published in November, there was an email sent.

Deborah: I'm not. I've got the bills; I've got the emails. I have questions and I remember him saying he was going to contact everyone. I was just curious if that had happened and is there any reason why he did not contact me? I'd like to know.

Carlos: If you have something to contribute, you can call as a two-way street. You were at the last meeting when you heard that, so if I'm not sure why you would be hurt.

Deborah: I'm not. I'm not sure why the Board is getting defensive when I just asked a question.

Carlos: OK. We'll drop it there.

Barry: I'm not on the Board. Are you trying to say you have not been paying your dues?

Deborah: I'm not addressing a question to you. I addressed a question to the board, and I have questions.

Barry: So basically, you are one of the deadbeats we are all talking about every week and every single quarter I've been coming on here. Deborah: That's your opinion.

Barry: Yes, if you are not paying your dues and I'm paying mine, and we have monies that need to be spent

Deborah: Well, if you want to bring up the issue, Barry, the Board is not doing their fiduciary responsibility by not issuing violations and fines; therefore, we are not getting our money's worth.

Clay: Obviously we need to move on from this conversation. If there are concerns about the board not doing their part, then we can be held accountable and we can talk about that.

Deborah: The Board needs to hold disrespectful members accountable.

Barry: I think it is disrespectful that you are not paying your dues mam, with all due respect.

Deborah: Do you know the history behind it?

Clay: I'm muting both of you guys right now because this is not the forum for the going back and forth between you guys. We have to get through the agenda. If we got issues to address this is not the forum to be attacking one another, so as such, I respectfully ask you guys to stand down and we are going to move forward with the agenda and let Carlos give his [Maintenance] updates and if we have other questions during the open forum, we can bring those back up.

Tangential discussion #2 after HOA Management Company analysis report:

Deborah: My C&R says that we should have a gated community. Do old timers know about this?

Lois: We have been here 36 years. I don't remember any mention of a gated community either

Deborah: I will show my C&Rs Carlos. Did the C&Rs change during revitalization?

Carlos: No, the C&Rs are the same as always, from the start of the community. Please show me or send me the Article number. A gate is not promised in the C&Rs, but it may be a project to be considered, since it could raise property value. We should discuss as a future project.

Deborah interrupted, then Carlos asked why is she thinking we are not interested in the same thing?

I did not know that Board members had a psychology degree. Carlos: OK.

Barbara: I don't remember mention of a gated community. Deborah: It must be true.

Lesta: I've been here since 1979. Deborah: I guess I'm not reading words correctly. I'll show you Carlos.

Note: As of 8/8/21 Deborah has not provided her copy of the C&R she's referring to after 4 weekly meetings with Carlos, where she's photographing the HEHA records for the past 7 years, as allowed by FS 720.303 (5).