

# Huntington Estates Homeowners Association

## QUARTERLY MEETING MINUTES

Join Zoom Meeting info was sent the week prior and a reminder email on the prior Monday  
<https://us06web.zoom.us/j/81871351507?pwd=YjBsajJqdE1qOWQweVZVVjJVNHhCZz09>

Meeting ID: 818 7135 1507; Passcode: 560504

One tap mobile: +16468769923,,81871351507#,,,,\*560504# US (New York),

+13017158592,,81871351507#,,,,\*560504# US (Washington DC)

NOTE: If a member needs a quiet place to participate in the meeting, go to Carlos' home, at 3556 Carrington Dr. You can bring your laptop or share Carlos' laptop/camera.

### AGENDA

This meeting is abbreviated to a short brief for members in the first half-hour.  
Then the Board of Directors will elect its officers for 2022.

#### 1. **January 11, 2022** – Call to Order 7:08 p.m.

- Attendance Review and President's and ACC Report – John Kellerman
- One ACC tree removal request from Liliana – was approved

Attendance: Directors: Carlos Amado, Lois Davis, Jim Hoch, John Kellerman, Sarah Kinel, Terry Maier, “Sam” Samford, Clay Whitaker, and Casey Wiley.  
Members: Candy Strand, Barry Kelly, and Deborah Newton

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

- November 23, 2021 Minutes from Zoom Recording (Attached). Was Approved
- Maintenance Committee Brief:
  - a. Road Leaves Mulching at the edges of roads will be done before Spring to avoid clogging the road water drains. Some leaf blowing may happen if lots of debris remains
  - b. There were 5 Safety Cones stolen, 2 early in 2021 and 3 a couple of weeks prior to Christmas. These have been replaced in selected road drains that are below the road level to avoid damage to cars. Please return cones or report any issues with the Safety Cone locations.
  - c. Christmas lights are removed after January 6, the 3 Kings Day. The Christmas banners were replaced by “USA” and “God Bless America banners after the 24<sup>th</sup>. Some did not like this.

NOTED: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will be left for Quarterly meetings, to have more Member participation. Contact the [HEHASecretary@gmail.com](mailto:HEHASecretary@gmail.com) to get the Zoom password and join these working meetings. Working Group minutes are posted in the [HEHA website](#), and progress is reported in the Quarterly meetings during the officer, committee, or Open Business sections of the agenda. **The next BoD Working Meeting will be 2/8/22 at 6 p.m.**

#### 3. **Other Reports**

- a. Treasurer – VP Clay Whittaker - Acting Treasurer
  - Total Income 50,500 in 2021 incl. Estoppel (2K) after expenses will go into Road Fund. Showed Monthly graph of investment for the road fund. Switched to an active investor. The goal of \$300K has been exceeded. Expect to need \$400K to be the cost for the road re-pavement. averaged 15% last year with a goal of 5%.
  - Sent invoices for 2022. Two homeowners have 2021 delinquent assessments.

- C&R Update Committee Status – VP Whittaker POC for Attorney Working on getting a better map for recording the update. Continue to monitoring. Does the clock start from vote passing or when recording?

4. Row-Call BoD (Carlos Amado, Lois Davis, Jim Hoch, John Kellerman, Sarah Kinel, Terry Maier, “Sam” Samford, Clay Whitaker, and Casey Wiley): Status about having read the following reference items, whose links are in the “[Governance](#)” tab of the [HEHA website](#) at <http://www.huntingtonestateshoa.org>.

1. [Florida Statute 720](#)
2. [Articles of Incorporation](#)
3. [C&R Updates 090321 \(Interim comparison - Effective 2025\)](#)
4. [By-Laws](#)

Note: Clay Whittaker or Carlos can brief and show you how to navigate within the [HEHA website](#), which contains most of the HEHA documents, information and forms.

Carlos will send Directors a form sign, confirming they have read these documents.

5. Volunteer and/or vote for the Officers, then Committee Chairs and assistants for the 2022 year. In addition, we plan to pair Board members as in each officer and committee chair position, so that each office has a backup that learns and is capable to conduct the routine tasks of the positions. Committee Chairs can be any member, not just elected BoD. It is likely that some BoD inputs/participation will be to several committees but, going forward, we want to officially designate at least one Board member to each Committee as Chair or Assistant to the Chair.

**Four officer positions (in Bold letters.** Any member may be an assistant, not just BoD):

* <b>President</b>	John Kellerman	<b>Vice President</b>	Clay Whittaker
* <b>Treasurer</b>	Jim Hoch	Assist. Treasurer	Clay Whittaker
* <b>Secretary</b>	Carlos Amado	Assist. Secretary	“Sam” Samford
* Registered Agent	Continue with HEHA Attorney Anderson, Givens & Fredericks, P.A.		

Committee Chairs (Can be any member volunteer, not just BoD):

* Architect Control	John Kellerman	Assist. ACC Chair	Terry Maier
* Maintenance	Carlos Amado	Assist. Maintenance	Lois Davis
* Nominations	Casey Wiley	Assist. Nominations	Terry Maier
* Recreation	Lois Davis	Assist. Recreation	Sarah Kinel
* Financial Audit	Nick Calabro	Assist. Fin. Audit	<b>Treasurer</b> Jim Hoch

6. **New Business or Q&A\***

“Sam”: Status of landscaping service contract?

Carlos: We receive 4 quotes and a new Esposito quote which were significantly higher. Esposito Foreman also called to discuss an improvement plan which would keep in effect prior – lower cost contract. We agreed on improving communications to provide better service. As a result, there was no change in landscaping service

Barry: Need to update the By-laws. JK: Will work on this after the C&R recording, Carlos: Will set-up a committee to update the By Laws by April, if not sooner.

Clay: Road Pavement Engineering quotes will be evaluated and one selected.

Carlos: This will happen in February when Clay and I meet to review the details.

Sarah: Natural Gas Line feedback status?

Clay: Briefed the status again, and concluded will likely give the City access from the HEHA board, when the new C&Rs take effect in 2025; otherwise easement access would have to be individually obtained.

**Meeting End Target 8:15 p.m.**

\*Note: Speakers should target 3 minutes max per item or may be asked to submit question/issue in writing. The HEHA President will provide guidance during the meeting, as needed.