

Huntington Estates Homeowners Association

HOMEOWNERS MEETING MINUTES

Zoom Join Link: (Sent the week prior, and in a reminder email on the prior Monday)

<https://us06web.zoom.us/j/81705477129?pwd=a0d1ejhhZDVPa2FxBjNi9wcFZhc3gzQT09>

Meeting ID: 817 0547 7129, Passcode: 040591

One tap mobile +16469313860,,81705477129#,,,,*040591# US;

Dial by your location +1 646 876 9923 US (New York), +1 312 626 6799 US (Chicago)

Location: 3556 Carrington Dr., Tallahassee, FL 32303 – Secretary Amado’s home -
For members preferring to participate in person, rather than attend via zoom.

1. **July 12, 2022** – Call to Order 7:05 p.m.

- Attendance Review and President’s and ACC Report – John Kellerman
Attendance: Directors: Carlos Amado, Lois Davis, John Kellerman, Terry Maier, Clay Whitaker, and Sarah Kinel. Absent: Casey Wiley, Jim Hoch,
Members: Barry Kelly, Deborah Newton, Phyllis Pearce, Candy Strand, Liliana Linsey

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

- April 12, 2022 Minutes (attached). BoD voted their approval.
- Covenant & Restrictions Updates, passed by members on Nov. 22, 2021
Were recorded by Leon County Clerk of Courts on April 21, 2022.
All these documents are located in the [Governance](#) tab of the HEHA website.
- By-Laws Update status – Mailed comparison document and voting packages Friday, July 1.
Article XIII Sec. 4 sets the quorum in the By-Laws as one-tenth (1/10) the members.
ID votes to be picked up tonight from members present via zoom, who did not submit prior
Note: Present member votes and present proxy votes will be counted tonight at the end.
- Quarterly Newsletter – Published 2nd Q in April.
Please provide any inputs within the next 7 days.

- Maintenance Committee Brief - Carlos
 - a. Renewed Esposito Lawn Maintenance contract with 5% cost increase per month.
From \$307.00 to \$321.56 per month – total \$3,858,75 annually
 - b. Esposito completed Carrington Dr. Entrance tree trimming. Now to be done monthly.
 - c. Displayed 4th of July Banners. Added 2 U.S. Flag decorations at each entrance

NOTE: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Voluntarily, decision votes will be left for Quarterly meetings, to have more Member participation. Contact the 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 or committee sections of the agenda. The next BoD -Working Meeting will be 8/9/22 at 6 p.m.

The next Quarterly BoD Meeting will be 10/11/22 at 7 p.m.

3. **Other Reports**

- Treasurer Report - Jim Hoch / Clay Whittaker
 - a. 2022 Assessment collection status –
7 members were sent notarized 2022 collection letters June 29. Have 30 days to pay.
2 members have their 2021-2022 collection being done through the attorney
 - b. Road Fund Investment - Current Value: \$293,455.53.
 - c. Bank checking account: \$6,496/46
 - d. 2021 Financial Audit status. Nick Calabro is the Committee Chair.

To be completed before the Nov. annual meeting.

- Recreation Committee Report – Lois Davis / Sarah Kinel
Decided 4th of July was too hot for a get together.
October Fest is the plan for the event. The weather will be better
October fiesta smoked food. Committee 2nd weekend likely
Meet in a couple of weeks after a quarantine.

- Nominations Committee Report – Terry Maier
 - a. Balance BoD Elections; 2022-23: J. Kellerman, J. Hoch, S. Kinel, C. Wiley, T. Maier, 2021-22: C. Amado, L. Davis, C. Whittaker will run again; plus S. Samford replacement will balance the alternating terms of the BoD.
 - b. Replacement of “Sam” Sanford = due to resignation. Terry nominated Phyllis, who is thinking about finishing 2022 Sam’s slot, and run in 2022 for 2023-2025 BoD

4. New Business or Q&A*

- a. **By-Laws Update Vote Count – Present members and Proxies.** Motion to count seconded.
Lot C9 voted “For” all updates except (“Against”) Articles IX, XIII, and XVI
One issue revolved from 1/4 vs. 1/5 of members required to call special meeting.
1/5 meets the current law, identified by our Attorney as needing to be updated.
Lot D9 voted “For” all updates except (“Against”) Articles VII.

Lots D12, C3, C16, A6, D8, C11, B6, A3, C17, E3, D3, B7, B21, B9, B15, C14, B4, D4, D9
All voted “For” all updates. Total quorum needed 10; Total votes present: 21
John Pearce and Clay Whittaker votes “For all” votes were picked up after the meeting.
All By-Law updates pass by majority vote. Thank you for your participation!

- b. Terry: Who is keeping up with the liability insurance?
Clay: We are maintaining a general commercial policy for liability
Forwarded a copy to all BoD to discuss at the next monthly working meeting.

- c. Barry: What’s the status of the deadbeat homeowners?
Why aren’t we following up like Carlos does with votes?
Clay: It was covered in the Treasurer’s report earlier. Treasurer has had some issues.
We can use help to follow-up, but we have drafted an SOP with dates to help us
do better next year. When the attorney gets involved the costs double for the
homeowner. The homeowner also has to pay interest on the late assessments.
Carlos: We have sent the notarized last notice letter. After this the attorney does the
Collection. We are learning and will get better at collection follow-ups.

5. **Adjourn for Attorney Feedback** - if needed. Board of Directors Only Confidential Discussion Did not need to break off.

Meeting Ended 7:52 p.m.

*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.