

Huntington Estates Homeowners Association

ANNUAL HOMEOWNERS MEETING MINUTES

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

<https://us06web.zoom.us/j/88949895913?pwd=a25LcXhLbjc2Q3lXWXBueXBVQ1FYUT09>

Meeting ID: 889 4989 5913; Passcode: 571590

Phone,,One tap mobile (location)

+13126266799,,88949895913#,,,,*571590# US (Chicago)

+16468769923,,88949895913#,,,,*571590# US (New York)

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

1. **November 15, 2022** – Call to Order 7:03 p.m.

- Attendance Review and President’s and ACC Report – John Kellerman

Directors: Carlos Amado, Lois Davis, John Kellerman, Terry Maier, Casey Wiley, Jim Hoch and Sarah Kinel.

Absent: Clay Whitaker (traveling). **Members:** Deborah Newton, Candy Strand, Tina Bauldree

ACC: New homeowners in Carrington had their new fence approved.

A septic tank replacement request was received. Approved - does not need ACC review.

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

- I am keeping minutes in real time. May need to interrupt before going to a new topic, to ensure I have captured the conclusion or action plan after a topic discussion.
- Quarterly Meeting Minutes, Oct. 11, 2022 (rev. B attached). BoD Voted to accept.
- Broadcasted a Harvest Festival invitation from Barbara Hudson/Fellowship Baptist Church

- Maintenance Committee Brief - Carlos
 - a. Repaired pot-hole in front of 3545 Carrington Dr.
 - b. Posted Happy Halloween and Thanksgiving Banners at the two community entrances
 - c. Refreshed Fred George entrance right side’s pine bark. Lantana’s to be added in Spring. Added a liriopes donated by Candy Strand, to have a two-level plant design. Thanks to Liliana Lindsey, Jim and Joan Hoch for their assistance with the entrances
 - c. Added the [HEHA Facebook](#) link to the [HEHA website](#) home page.

NOTE: The Board also meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Decision votes will usually 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 Wednesday 12/14/22 at 6 p.m.

The next Quarterly meeting is January 10, 2023 - Election of 2023 Board Officers

3. **Other Reports**

- Treasurer Report - Jim Hoch

- a. 2023 Assessment reminder: \$475 due 1/1/2023.
- b. Bank checking account: \$6,496.46;
- c. Budget will be drafted by Treas. & VP. Will likely match 2022 expenses.
- d. 2021 Financial Audit status. Nick Calabro is the Audit Committee Chair. Clay reported it has started. To be completed by Dec. Clay and Jim to assist.

d. Road Fund Investment – Current Value: \$282,000 down from 305,000 in 1/1/2022.

- Recreation Committee Report – Casey Wiley / Sarah Kinel / Lois Davis
- Casey Wiley and Shannon Whittaker coordinated the Huntington Estates Halloween Celebration. The event held at the tennis court was a great success! Approx. 100 homeowners and family members attended. Many in Halloween costumes. Shannon Whittaker led the costume parade and games and Clay and John grilled hot dogs. Thanks to Casey Wiley and Shannon for organizing and getting the food and drinks. George Jackson and Carlos Amado for the banner and tennis court mini-light decorations
- Thinking about a possible Christmas Caroling event in the community.

- Nominations Committee Report – Casey and Terry

- a. Candidates for 2023-24: C. Amado, L. Davis, C. Whittaker will run again; plus, one new candidate: Sam Marshall

Terry: Did not send out ballots for voting. Should have been done to count in this meeting per C&Rs

BoD voted: Voting ballots to be mailed, completed and counted in January due to error.

4. New Business or Questions*

- a. Bulletin boards at entrances (or at tennis park intersection) - for reading while on walks? To compliment Facebook, e-mail broadcasts, Web Page, and Flyer communications. The least expensive outdoor locking bulletin board on sign a post; \$200 per entrance

(\$400).

Or one \$800 community framed board to be placed at the tennis court park intersection. –

Carlos

Discussion ended with guidance for installing 2 two-sided bulletin board horizontally.

- b. Doing business with the community/homeowner businesses – Carlos

Discussion ended with guidance to implement by the first quarter a list of homeowner businesses and

other recommended businesses by homeowners. Carlos to coordinate getting inputs and publishing results.

*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.

5. Adjourned at 7:46 pm for Attorney Feedback. Board of Directors only

Non-Director members exited the call.

Meeting Ended Target 8:02 p.m.

Carlos

Volunteer / HEHA Secretary

Maintenance Committee Chair

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