

# Huntington Estates Homeowners Association

## QUARTERLY MEETING AGENDA

hehasecretary@gmail.com is inviting you to a scheduled Zoom meeting.

<https://us06web.zoom.us/j/85257655429?pwd=ejZmNmNmd5cjAwSkIxMWI1KSFR0dFRzQT09>

Meeting ID: 852 5765 5429; Passcode: 153236

One tap mobile +13052241968,,85257655429#,,,,\*153236# US

Dial by your location +1 929 436 2866 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. **Tuesday, January 10, 2023** – Call to Order **7:02 p.m.**
  - Attendance Review and President’s and ACC Report – John Kellerman  
Attendance: Directors: Carlos Amado, Lois Davis, John Kellerman, Terry Maier, Clay Whitaker, Casey Wiley, Jim Hoch and Sarah Kinel.  
Members: Deborah Newton, Liliana Lindsey, Sam Marshall, Phyllis Pearce
  - No ACC requests are open.
  
2. **Approval of Minutes** and Secretary’s Report - Carlos Amado.
  - NOTE: To keep minutes in real time, the Secretary may need to interrupt before going to a new topic, to ensure the conclusion or action plan after a topic discussion is documented.
  - Annual meeting minutes – 11/15/22 - draft has been on the website, and is attached.
  
  - Maintenance Committee Brief - Carlos
    - a. Installed bulletin boards on both entrance roads to the community.  
Thanks to John for the assistance.
    - b. Installed Christmas lights to the entrances in first week of December. Removed 1/2/23.
    - c. Added larger yellow reflectors to 4-ends of the Bridge railings.
    - d. Converted one Old Bainbridge entrance flood-light to use screw-on bulbs  
(Conversion parts cost \$35. Replacement lights now cost less than \$20 instead of \$99).
    - e. Re-attached brass "T" in Old Bainbridge entrance "Huntington Estates" sign.  
Thanks to John for the assistance.
    - f. Assisted in cutting and moving the Davis tree-limb portion leaning into the bridge creek.  
Thanks to John and grandson for assisting with their Jeep winch.

NOTE: 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 or committee sections of the agenda. **The next Quarterly Meeting is Tuesday 4/11/23 at 7 p.m.**

### 3. Other Reports

- Treasurer Report
  - a. 2022 Assessment collection status – 2 members turned over to attorney for collection
  - b. 2023 Assessment Invoice sent to all via e-mail and also mailed to selected homeowners  
19 payments received. Thanks to Clay for helping as Jim was indisposed.
  - c. 2023 Budget status. Similar as the 2023 budget. Draft by end of January. Approve Feb,
  - d. 2021 Financial Audit status – Chair Nick Calabro completed report. No issues reported.
  - e. Road Fund coming back to over \$300K from low of \$280K last year.  
May need to finance a portion of the road paving.
- Clay (VP acting as Treasurer), Jim

Terry: City planning a meeting. Will provide info so we can participate.  
 Clay: Hope to reuse the road surveys used by the city.  
 Sam: What Statute prevents HOA's from financing?  
 Clay: Jeremy confirmed no statute prohibiting financing. By laws may state owner approval. Table Road financing and project split  
 NOTE: On 1/12/23 Carlos published excerpts of HEHA Articles of Incorporation, By-Laws, and C&Rs that seem to allow Directors to finance up-to **\$427,500**.

- Recreation Committee Report – Casey, Sarah, Lois
  - a. Keys to bulletin boards held by Casey and John. Contact Carlos for copies.
  - b. Keys to Tennis Court reminder: Contact Carlos for copies.  
 Easter is coming. Let's see if we can do something. Clay: Shannon is available to assist  
 Liliana: Tennis courts trend is making lots of money for other HOA. Consider investigating.  
 John: Liability Insurance may be an issue.  
 Carlos: Recommend Liliana to lead meetings to do analysis and make a proposal. Otherwise, a good idea may not go further.
- Nominations Committee Report – Casey, Terry, Carlos
  - a. Candidates for 2023-24 are: Carlos, Lois, Clay and "Sam" Marshall.
  - b. Ballots emailed for early voting on 12/4/22 with 12/12/22 deadline. 14 Received.  
 Mailed to non-responding homeowners 12/15/22. Count Witness Barry Kelly 1/9/23
  - c. Final deadline/count to be completed at the meeting on 1/10/23.
  - f. Total Ballots Received: 37, ballots without vote markings 2, Not in Good Standing: 0;  
 Ballots without lot/address ID: 3 (voted for all; not counted)  
**Total YES votes per Candidate out of 32 ballots counted:**  
 (1) Carlos Amado 31 votes (3) Sam Marshall 29 votes  
 (2) Lois Davis 29 (4) Clay Whitaker 31

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

- a. Community Recommended Contractors List completion target is March 14, 2023 - Carlos

\*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. **Adjourn for 2023 Board of Director Officer Elections and Attorney Feedback.**

Board of Directors Confidential Discussion of Attorney Feedback

**Officers for 2023 year were elected by the BoD:**

- a. President John Kellerman
- b. Vice President Clay Whitaker
- c. Treasurer Jim Hoch / Sam Marshall assist Clay with QuickBooks entries
- d. Secretary Carlos Amado

- | <u>Committee</u>         | <u>Chairman</u>                    |                          |
|--------------------------|------------------------------------|--------------------------|
| e. Architectural Control | John Kellerman                     | Jack Dawkins (Non-BoD)   |
| f. Maintenance           | Carlos Amado                       |                          |
| g. Recreation & PR       | Casey Wiley                        |                          |
| h. Nominations           | Sarah Nemechek                     | Sam Marshall will assist |
| i. Financial             | Barry Kelly – JK confirmed 1/12/23 |                          |

**Meeting End Target 8:39 p.m.**

Carlos

Volunteer / HEHA Secretary  
Maintenance Committee Chair  
(850) 676-1625