

Huntington Estates Homeowners Association

WORKING MEETING MINUTES

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

<https://us06web.zoom.us/j/89910228101?pwd=NTJYbnBxQ0ZkcFdEM1o1NDVOUmVIUT09>

Meeting ID: 899 1022 8101; Passcode: 021955

One tap mobile: +13052241968,,89910228101#,,,,*021955# US

+19294362866,,89910228101#,,,,*021955# 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. **Wednesday, February 15, 2023** – Call to Order **6:06 p.m.**

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

Attendance: Directors: Carlos Amado, John Kellerman, Terry Maier,

Clay Whitaker, Jim Hoch, Sam Marshall and Sarah Kinel. Members: Deborah Newton

Directors Absent: Lois Davis, Casey Wiley.

- ACC: Storage building brought by one member without review by ACC.

Terry to provide the C&R... old Moore house [Edwin & Nilda Tejada, now]. They need a permit for large sheds, and could be fined by the County.

Carlos: Mr. Tejada is a house contractor. We need to help them not get into trouble. I can attend to help with any language issues with the wife.

- The Danesborough Dr. empty lot has requested an Estoppel to be sold.

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.

a. Quarterly meeting minutes – 1/10/23 - draft posted on the website. Approve vote in Apr.

b. Newsletter to be published by Friday 2/17/23 after final inputs from this working meeting.

c. Community Recommended Contractors List completion target is March 14, 2023

Requesting recommendations in Newsletter from members.

- Maintenance Committee Brief – Carlos

[Successfully coordinated proper burial of Xfinity’s exposed cable in Carrington Dr., after homeowner had been requesting this for 2 years, and other homeowners requested help from the Board]

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 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.**

The next Working Meeting is Wednesday 3/8/23 at 6 p.m.

3. **Other Reports**

- Treasurer Report

- Jim

a. 2023 Assessment Invoice sent to all via e-mail and mailed to selected homeowners.

Due 1/1/23; Received 43 checks; Late 3/1/23; Delinquent charge after 3/30/23.

- VP Report Clay

- a. 2023 Budget Draft is still in the works. Clay and Carlos to work on it this weekend.
- b. Road Fund coming back to over \$310K from low of \$280K last year.
Table until City Water Project schedule published and paving quote updated.
Terry: City expects to announce date of Q&A meeting this Friday.

NOTE: 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.

Terry: What can we put as collateral since the HOA does not own \$427K of property?

Carlos: The excerpts indicate that Common property may be used for collateral.

But we expect not to finance the full amount; the loan may be given to the HOA without the need for a physical collateral since it is an established community with on-going assessment collections to repay; the tennis court park could be used as collateral; and a member may help the community by doing or backing the collateral need of the loan.

- Recreation Committee Report – Casey

Easter Egg Hunt event status. Clay: Shannon is available to assist

Terry will contact Casey to ask her to lead the effort. She can ask for help (many willing, but need her leadership on this – date/time/plan), or let us know if the event will not happen.

- Nominations Committee Report – Sarah

Nothing to Report (NTR)

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

a. Propose to change By-Laws to not require a CPA to do annual financial audit since the accounting of HOA finances is relatively small in value, simple (few accounts), and transparent (QuickBooks is visible by multiple board members). It would be a cost savings. Voted to re-write the bylaws as proposed. Current law does not require a CPA when assessments are less than \$150,000 annually. We are one-third that amount. However, the law does allow for the Board of Members to require a CPA when needed. Carlos to draft wording, have reviewed by a committee, then send out to members for a vote to change the by-laws via e-mail later this year [NLT June].

*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 Attorney Feedback.** Board of Directors Confidential Discussion

Meeting Ended at 7:26 p.m.

Carlos

Volunteer / HEHA Secretary

(850) 676-1625