

# Huntington Estates Homeowners Association

## WORKING MEETING MINUTES

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

<https://us06web.zoom.us/j/86320343383?pwd=YmFZSFNoa2tPUW9mNXhxK09EZVlrZz09>

Meeting ID: 863 2034 3383; Passcode: 709507

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**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, March 8, 2023** – Call to Order **6:08 p.m.**

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

Directors: Carlos Amado, John Kellerman, Terry Maier, Casey Wiley

Clay Whitaker, Jim Hoch, Sam Marshall and Sarah Kinel. Absent: Lois Davis

Members: Deborah Newton

- Diane Eyles from Goodwill joined and presented a community pick-up program. Email with RSVP to have pickup, signage, pickup site at curb two 26’ box trucks time 9 or 10. Receipts given for taxes. We are invited to tour Prosperity Center. Mr. Shelfer CEO Helping mental health and physical disabilities training and work.
- ACC: Storage building brought by one member without review by ACC. Edwin & Nilda Tejada were sent a letter requesting response 30 days
- Complaint. JK resolved weeks of own business yard sign display at Jonathan Sundin’s home 3708 Danesboro Dr.
- Complaint / Status unrepaired fence with new above ground pool in backyard of Daniel and Amber Meyer’s 3653 Westmoreland Dr. home. JK to follow-up.

### 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. February working group minutes posted in website.
  - c. Community Recommended Contractors List completion target is March 14, 2023 Requesting recommendations from members in the February [newsletter](#).
- Maintenance Committee Brief – Carlos  
Removed log by the creek at bridge in Robert’s property side. Thanks to JK for assistance. Walked in the creek by Davis property up to backyard fence. No obstacles in the creek. Took photos of clearance of trees (6 ft.) and cable tubes (2 ft) crossing above the creek.

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 - Jim
  - a. 2023 Assessment courtesy reminder was sent 2/21/24 to homeowners whose check was not received. Due 1/1/23; Late 3/1/23; Delinquent charge after 3/30/23. 68 Checks received.  
Sam: Most folks are used to paying by 3/30 from previous years.  
Carlos: Have to make sure we inform everyone about 2025 dates changes: Assessments will be due 3/1, will be late with a fee if after 3/10.
  
- VP Report Clay
  - a. 2023 Budget and Actual Draft published. Clay to email to BoD.
  - b. Road Fund coming back to over \$305K from low of \$280K last year.  
Put some of these funds in CD/s at different dates lengths.  
Jim: Did we look into the i-bond? Buy direct; do not need an agent \$10K max.  
Clay: has penalties of 3 months. 6-month issues 6.89% currently.  
Will need it at a minimum in a year. My sister works for Edward Jones.  
Will follow up with Richard. Bank balance is \$29K  
Sam: Diversification is the best strategy. Offload QuickBooks this weekend.  
Terry: Charles, City to start pipe upgrade 10/1/23 –delayed due to materials  
Table until City Water Project schedule published and paving quote updated.
  
- Recreation Committee Report – Casey
 

Easter Egg Hunt expected for Palm Sunday 4/2/23, 3 p.m. at tennis court – one week early  
Expect to have an Easter Bunny and games. Announced in the February [newsletter](#).  
Carlos: Need help with Flyers? Casey will create the flyer with Shannon for printing
  
- 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). Carlos to draft wording by end of April, 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]. Clay will check if Jeremy needs anything for By-Laws recording and recording complaints, require name or anonymous.
  
- b. Complaints. JK: Not anonymous. Want a record of complaints, at least by Lot #.  
Ask Jeremy about doing a form.
- c. Goodwill date. Saturday, May 6. Start 10 a.m. Carlos to follow-up with Goodwill.  
Jim: Let's do this annually.
- d. Clay: Post contractor list on bulletin board.  
Carlos: List is 5 pages long. Will make an Index of links for bulletin boards.

\*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 7:35 p.m.

Carlos  
Volunteer / HEHA Secretary  
(850) 676-1625