

Huntington Estates Homeowners Association ANNUAL MEMBERS MEETING MINUTES

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Zoom Meeting.

<https://us06web.zoom.us/j/82896823845?pwd=xjHJGLLaMwkQqCuOTai56T7c3Gj9qj.1>

Meeting ID: 828 9682 3845; Passcode: 609862

One tap mobile +13052241968,,82896823845#,,,,*609862# US;

Dial by your location +1 305 224 1968 US

For members preferring to participate in person, rather than attend via zoom.

Location: 3556 Carrington Dr., Tallahassee, FL 32303 – Secretary Amado's home -

1. **Tuesday, November 14, 2023** – Call to Order **7:06 p.m.**

- Started late due to Carlos' computer and recording issues

- Attendance Review / President's and ACC Report – John

Directors: John Kellerman, Terry Maier, Jim Hoch, Carlos Amado, Clay Whittaker, Casey Wiley, Sarah Kinel, Sam Marshall. Absent: Lois Davis.

Members: Liliana & Herb Lindsey, Candy Strand and Daniel Menendez, Phyllis Pearce, Deborah Newton, Tina Bauldree, Marisol Roberts. Dorothy Edwards, Barry Kelly,

John: Request everybody be cordial and respectful when making comments

John: ACC: Trees being removed from a few houses.

One new house to be built not approved due to its garage not meeting C&Rs

Candy: Interrupted we have 19 people but you do not have a quorum because there were not 27 members present. You agreed to abide by the governing documents. Went on to outline many issues she had emailed, and are outlined below.

Sam: Interrupted to say you are not conducting this meeting, please let John speak.

John: Requested that Candy to be cordial and respectful, and wait until we get through the information in the agenda before raising her issues.

2. **Approval of** and Secretary's and Maintenance Committee Report - Carlos

- 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](#) – 10/10/23 - draft posted on the website and is attached. The Board approved the quarterly meeting minutes unanimously.
- b. The next Board of Directors Working Meeting will be Wednesday 12/13/23 at 6 p.m.
- c. **The Next Quarterly Meeting will be Tuesday 1/9/24 at 7 p.m.**
- d. Expect to pressure wash the tennis court in the next couple of weeks.

NOTE: The Board meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Most decision votes are tabled until Quarterly meetings to have more member comments. All meeting minutes are also posted in the [HEHA website](#), and progress is reported in the Quarterly meetings. Contact the HEHASecretary@gmail.com to get the Zoom passcode and join these working meetings.

3. **Treasurer Report**

- Jim

- a. Update 2023 status

Two lot assessments not paid 2023: Both referred to attorney for collection
b. 2022 financial audit update. In process. Nick Calabro is checking and asking for additional documents. Jim was out of town when info requested. To complete by Dec.

c. Carlos: Reminder: The Annual Expenses are posted in the [HEHA website](#) every year, after the end of Fiscal Year to compare and record these with the new year's budget in the same document. This is done after new Directors take office in January and approved at the April Quarterly meeting. Its best to bring up any modification requests Feb-March
Clay: The financial books are open, and anyone can ask for information about our accounts. Don't hesitate to reach out if you want to see any information.
We bank with Truist, and have a road fund investment. Checking account is at \$29,200

4. **Road Repaving Committee** - Carlos / Terry / Clay / Barry

- a. Road Fund. Clay: Current value \$310,459 in CDs earning over 5%. Maturing in June. Saving by not using Engr Co. to provide requirements. Have neighbors with experience
- b. The committee has mapped at least 18 areas of concerns (where roots, additional base reconstruction or added attention is needed), plus the water drain / road-level issue.
- c. Terry and Carlos contacted these paving companies to obtain quotes:
Pevey & Sons, N. Florida, and CW Roberts Asphalt paving
Expect to review quote details by December working meeting.
- d. Will determine quote issues, project scope and financing options for members to provide feedback and have a community vote on next steps around January.

Liliana: Recommend you contact M Inc. Paving since they are doing the water pipes
Ask Mr. Hardgraves about Brent Pell, County Public Works for funding grants.

➤ Carlos: Already called M Inc. They subcontract to the companies that we are contacting. Liliana will resend info about Brent Pell so we can do further research.

Candy: It has always been more costly to have the County take over our roads.
Most people have not approved before. We can't be comingling money.
Ten-foot easement needs to be given to the County if we transfer the roads.
We don't want them to remove septic tanks. Do we have money for repaving?
I don't need get an answer now. Think about having reserves and do not comingle funds.

➤ John: We have separate accounts for the road and for other needs.

Sarah: We have \$300K is not enough for roads.

Carlos: Let's table this discussion to next month when we have the quotes and more facts
We may not have enough funds, but we will know what is the gap and possible options.

5. **Nominations Committee Report** - Sarah / Carlos / Sam / Barry

- a. Process: Ballots Mailed 10/11/23 with a 11/8/23 deadline.
Reminder email sent 10/30/23 about also being able to email votes and/or assign a proxy
Total 27 votes counted on 10/8/23, 1:30 pm; witnessed by Barry, Sam, Carlos, and Sarah
4 votes received via e-mail, 6 votes hand-delivered, remaining 17 received via USPS.
- b. Results of By-Laws updates: **All updates passed with over 84% or more majority**

<u>Article, Section:</u>	Description of update	<u>Votes For/Against</u>
III, 4:	Added Member Responsibilities and restricted short-term rentals	21 / 4

VIII, 5: OK to have same number of candidates as vacancies	22 / 3
IX, 6: Added Secretary duties – Maintain renter’s contact info	24 / 1
IX, 7: Added Treasurer duties – Sunbiz filing & PO box renewal	24 / 1
IX, 8: Removed requiring CPA to do annual Financial Reporting	24 / 1

These By-Law changes are effective upon the majority vote of a quorum (Article XVIII). We will forward the updated version to our attorney for legal recording.

c. Results of Directors Election for the 2024-2025 term.

Four current Directors running again. John, Terry, Casey and Sarah – Nominations Chair **Kellerman, Kinel, Maier, Wiley and Roberts were elected**, with the following vote tally:

<u>Candidate</u>	<u>Votes Received</u>	<u>Candidate</u>	<u>Votes Received</u>
John Kellerman	27	Casey Wiley	25
Sara Kinel	23	Marisol Roberts	24
Terry Maier	25	W-I Candy Strand	1
“W-I”= Write-In nominations		W-I Carlos Amado	1

The Officers for the 2024 Board will be elected by them in January’s Quarterly Meeting

Tina: Why don’t the votes add to 27?

Carlos: Some voters left blanks (did not vote “for” or “against”)

NOTE: The discussion below happened at a continuous rapid pace of opinions, questions, and complaints. Answers came eventually, but not in a one-to-one sequence. For the record, answers (beginning with “>”) are grouped by topic raised:

Candy: I was not able to vote. A lot of people would have voted if it was secret. We had a process to vote that was secret and transparent.

Liliana: “If it is not broke, don’t change it.” Keep the secret ballot.

I emailed my vote, but I have a preference of voting private.

Dorothy: I agree about the private voting is a democratic way of doing.

➤ Several directors stated that secret ballots are not required and they voted to have the address and signatures on the ballot. The Secretary is the only one who checks the addresses to certify (1) no duplicates and (2) owners are in good standing (e.g., paid dues). A committee of respected neighbors witnessed and participated in the vote count.

Sam: Unidentified secret ballots open us to more questions about their authenticity.

General elections require us to show ID and sign mailed ballot entries.

If it is important to have privacy, then lead the codifying [in the By-Laws] effort.

➤ We will redesign the ballots and envelope submission process next year to allow the privacy that is being asked by a few members. Alternatively, we can vote for a By-Law change to enshrine secret balloting. [In 2022, our attorney did not recommend this.]

Liliana: In the last 30 years we have always counted ballots during the annual meeting.

➤ [Carlos: Votes were counted by a committee prior to the meeting last year too, to have everyone’s attention on what is being said at the meeting]

Candy: Do you introduce yourself to new owners?

➤ [Carlos did not get a chance to say that he, as the secretary, continues to send: (1) a welcome letter, (2) a welcome card with a \$25 gift card from the Board, and

(3) he meets and interviews new owners for an introduction paragraph in the Newsletter]

Candy: I would like the members in attendance to tell us how they feel about the current voting? There is no survey on what we want in the neighborhood

➤ Casey: The Facebook survey was very misleading.

Candy: As previous Directors we had to sign governing documents. We took classes.

[Carlos: Yes, the Directors certify that they have read governing documents and Statues.]

I am not 100% satisfied with what the board is doing

➤ John: The current Directors accomplished many things and are doing more than before. We passed the C&Rs, have had many neighborhood events (Easter, Halloween) Things have changed from 1980 until now.

Your communications have been a continuous bash at the board lately.

Don't post complaints in Facebook where we have kids' happy activities recorded.

Candy: Someone did a great job with C&R voting. They were not recorded.

I've never seen the results of the C&Rs. Why are the C&R not posted?

➤ John: The C&Rs were recorded.

➤ Carlos: The C&Rs are posted in the HEHA site under the Governance tab.

The front page is the recording memo. I will be glad to show you how to navigate to it.

Candy: Some Directors are tired of having to run. I was not allowed to volunteer.

➤ Jim: I am leaving the board because I don't feel well.

[Candy's volunteering discussion is in the 10/10/23 Quarterly Meeting Minutes]

Candy: When are we getting off this zoom cage? Our pandemic is over.

People would attend if they have a reason. One time a year members should attend.

Invite them to an annual meeting where we have pot-luck, snacks and beverages.

➤ Tina: I am not on the board because I don't have time.

I don't mean to offend, but pot-luck and your other ideas seem old fashioned.

I'm leaving after one hour and 15 minutes listening to you. Leave the past in the past.

All I hear is bickering about the board. I get all I need from the Board. I thank them.

➤ Casey: I prefer the zoom. The events we are having is to get to meet neighbors.

Let's move forward, not worry about the past.

Sarah, Sam & Jim: Stated that they found Zoom more convenient.

Liliana: I like Zoom. It is convenient. I prefer having videos posted.

NOTE: The zoom recording had stopped and was restarted here after a few minutes.

Sarah: Who posted recorded zoom meetings?

➤ Carlos: The posted zoom recordings were done by Clay.

We voted to use written minutes only, to relieve Clay of this task, since he has so many.

Written minutes capture facts of the meetings, and are not to be a transcript.

I've been having technical difficulties because (1) exiting zoom at the end, (2) restarting a recording, or (3) changing the name of the file from a number to the meeting date can adversely affect the file. Then we transfer zoom recordings from our PC to YouTube, then post the link in our website. Sometimes have confidential info recorded, so editing will be need. I don't know how. I'll try to see if I can do all this and how long it takes.

Dorothy: When do the C&R updates take full effect? 2025?

➤ John: November 2024, in 12 months.

Dorothy: Who owns maintenance of the Fred George Entrance?

The left side, from the fence to Fred George is awful. Bod and I helped you last time.

➤ Carlos: We own from the telephone pole to the entrance on the right side, and a small portion on the right side, mowed by Esposito. The county owns the remainder of the left side. I will contact them to see when they are coming back, or will take care of it if I can. [Update: 11/17/23, Carlos submitted a work order to the Co. public works operations ctr]

6. **Recreation Committee Report** [skipped this info included in the agenda] – Casey

a. Halloween event update, Tuesday 10/31/23, 6:30-8 p.m.

Awarded \$20 gift card of Best Pumpkin Carving to Jonathan Wiley.

Facebook account has pictures of Doughnut eating contest and pumpkin painting

Over 60 spooky Halloween souls attended. It was a wonderfully happy event!

Thanks to all that helped!

b. Christmas movie (poll community), popcorn, cereal stringing. Date TBA

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

Liliana: Quorum for the annual meeting should be 27 members per FS Part II, section 720.306, We met quorum for voting, but not for this meeting. I will ask the binding division

> John: FS 720.306 (1)(a) says “Unless a lower number is provided in the bylaws” use 30%.

We can have a meeting quorum with 1/10 of owners per the by-laws Article XIII, Section 4.

Carlos: Liliana, go ahead and ask, then send us the response. We may learn something new.

Carlos: I want to welcome Marisol Roberts as a new Director.

As you can see, we need different points of view and I am looking forward to your participation

All welcomed Marisol and assured her most meetings are not as long and contentious.

Marisol: Thank you all.

*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.

8. **Adjourn for Attorney Feedback.** Board of Directors Confidential Discussion.

John: No attorney feedback to discuss.

Meeting motioned to end and seconded at 8:40 p.m.

Carlos Amado

Volunteer / HEHA Secretary

Maintenance Committee Chair

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