

## Huntington Estates Homeowners Association QUARTERLY MEETING AGENDA

Friends, there are a lot of links in this email (underlined) to documents in our webpage. Click on the underlined "Go to link:" that appears when you click on the underlined word(s)Join

Zoom Meeting.

<https://us06web.zoom.us/j/87246640092?pwd=sdQDkxkxb0FPOzhLDxsbn1inAgnUZv.1>

Meeting ID: 872 4664 0092; Passcode: 012140

One tap mobile +13052241968,,87246640092#,,,,\*012140# US; Dial by 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, January 9, 2024** – Call to Order at **7:00 p.m.**

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

Directors: John Kellerman, Terry Maier, Carlos Amado, Clay Whittaker, Casey Wiley, Sarah Kinel, Sam Marshall, Marisol Roberts, Lois Davis. Members:

- Clay Improved the ACC form so folks send ALL info via email (not just the form)

2. 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. Annual meeting [minutes](#) - 11/14/23 - draft and videos posted on the website.

Responded to the quorum, new neighbor welcome, and many other misperceptions. Move to approve these Annual Meeting Minutes:

b. Filed all Director Certification documents in one location.

Updated version by adding Florida Statute requirement

c. Welcomed Debra & Patrick Gore to the neighborhood at 3624 Westmoreland Dr. (was M. Lister's). She's in real estate and he is in Generator Sales. More in Newsletter.

d. Coordinated city lawn maintenance at the Fred George / St. Louis Drive corner

e. Decorated both entrances with Christmas Lights, and holiday banners.

Added temporary light from Otha Redding's home due to City contractor cutting power line to Old Bainbridge entrance right side.

f. Pressure washed half the tennis court. Will finish in January

Tapping into water line at Anthony Johnson's home.

Need assistance improving the water drainage by digging channel around the court.

Will publish date for neighbor assistance.

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](mailto:HEHASecretary@gmail.com) to get the Zoom passcode and join these working meetings.

a. The Next Working Meeting will be Tuesday 2/13/24 at 6 p.m.

b. **The Next Quarterly Meeting will be Tuesday 4/9/24 at 7 p.m.**

3. **Treasurer Report**

- Jim / Clay

- a. Update 2023 status \$4,640 in checking account  
Two lot assessments not paid in 2023: Both referred to attorney for collection
- b. Posted in website 2022 financial audit was completed by Nick Calabro. No issues.

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

- a. Road Fund Update - Clay: Current value \$335,671 in June CDs earning over 5%. which adds \$15,000 in June, plus 2024 Assessment contributions.  
Sarah: CD loans could be available for immediate approval. Please look into this.
- b. Paving Quotes Update – Carlos  
- Received and shared copies of the quotes with the Directors.  
1 N. Florida Asphalt Paving - \$423,300 – not itemized, detailed in description. 1.25” thick.  
2 Peavy & Sons Asphalt Paving – \$522.25 – mills the entire neighborhood. 1.5” thick  
This was an itemized 30 days quote. 1.5” thick paving  
3 CW Roberts provided a quote - \$629,667 Itemized. 1” thick paving  
4 Mitchell Brothers quote expected before 1/9/24. They paved roads by both entrances.
- c. Brent Pell County Roads Research Update – Carlos  
- See attached file explaining the Leon Co. 2/3 Roads Program  
2/3 of the homeowners sign interest, then 100% need to deed roadway and easement.  
10-year pay through special tax line – less road fund (incl. deed payment)
- d. Next steps Discussion. Will determine quote issues, project scope and financing options, to share for member feedback. Then have a community vote January-February.
  - (1) Request special assessment in 2024 (~\$1K per lot)
  - (2) Obtain loan (~\$100K, 5 years @ 5-6%)
  - (3) Obtain CD backed (by interest-earning road-fund) loan
  - (4) Do 2/3 County Program, since in 10 years we would have to repave i.e., pay soon \$450K, and pay later \$550K, and so on every 10 years.
- e. Clay: Consulted with Charles Hardgraves from the City Utilities:
  - (1) The warranty period for the water pipe project. Not affected by repaving  
However, recommend waiting 6 months until doing so to avoid patches, if needed.
  - (2) Repairs still needed due to construction damage or poor workmanship.
  - (3) Possible fund assistance to complete repaving (rather than repair then repave)

5. **Recreation Committee Report** – Casey

- a. Christmas movie on Friday, Dec. 22, 6 p.m. at the tennis court. Showed “The Grinch”  
It was lots of fun! 26 individuals attended on a cool night, with chairs and blankets.  
Sarah provided hot water containers for hot chocolate, and pop corm maker (big hits)  
George Jackson provided wi-fi connectivity, as back-up.  
Carlos provided generator, speaker, projector, table, and screen.

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

- a. Election of Board of Directors volunteer Officers and Committee Chairs

**Office**

- 1. President
- 3. Treasurer
- 4. Secretary

**Vice/ Assistant**

- 2. Vice President

**Committee**

**Chair**

**Vice/ Assistant**

1. Architectural Ctrl.
2. Recreation.
3. Nominations
4. Maintenance

\*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.

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

Meeting target end target 8:30 p.m.

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