

Huntington Estates Homeowners Association  
**WORKING 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/86113279379?pwd=Eq8aic0JHoKH0QwiL08jXWSH2viHcg.1>

Meeting ID: 861 1327 9379; Passcode: 094744

One tap mobile +13052241968,,86113279379#,,,,\*094744# 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. **Wednesday, December 13, 2023** – Call to Order at **6:12 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. Absent: Lois Davis, Jim Hoch, Members: None

- ACC request from Labrador for a chicken coop will be approved with a waiver
- Clay improve on the ACC form so folks send ALL info via email (not just the form)
- New neighbor has submitted a request for tree. County approval on live oaks.  
To be discussed by the ACC members, since there is a difference in opinion.

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.  
Minutes to be approved in the January Quarterly meeting.
  - b. Filed all Director Certification documents in one location.  
Updated version was signed by Terry, Sarah, **Casey** and Marisol
  - 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. **The Next Quarterly Meeting will be Tuesday 1/9/24 at 7 p.m.**
  - e. [Coordinated the Fred George / St. Louis Drive city maintenance done.](#)
  - f. [Decorating both entrances with Christmas Lights 12/7/23](#)  
[Added temporary light from Otha Redding's home due to City contractor cutting power line to Old Bainbridge entrance right side.](#)
  - g. [Expect to pressure wash the tennis court tomorrow, Thursday 12/14/23](#)  
[Tapping into water line at Anthony Johnson's home.](#)

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.

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. 2022 financial audit update. Nick has not sent the final report.

**4. Road Repaving Committee**

- Carlos / Terry / Clay / Barry

a. City water pipe upgrade project update – Terry

- Bridge paving. Clay can get someone to add sign of bridge capacity.
- Water drain in Westmoreland Dr. not repaired because they did not admit damaging it
- Can't change the valve and manholes because it will affect the warranty.
- Sunday John, Clay and Carlos to go mark with road paint defective areas for a hit list.

b. Road Fund Update - Clay: Current value \$335,671 in June CDs earning over 5%.  
Plus \$15,000 next June from earnings.

Sarah: CD loans could be available for immediate approval. Please look into this.

c. Paving Quotes Update – Carlos

- Sent copies of the quotes received to Directors yesterday.
- N. Florida Asphalt Paving - \$423,300 – not itemized, but detailed in description
- Peavy & Sons Asphalt Paving – \$522.25 – mills entire neighborhood. Itemized 30 days quote.
- Will seek another quote if CW Roberts does not provide a quote. Clay sending list.

d. Brent Pell County Roads Research Update – Carlos

- See attached file explaining the Leon Co. 2/3 Roads Program

2/3 of homeowners to sign interest

100% to deed roadway and easement.

10-year pay through special tax line – less road fund (incl. deed payment)

e. Nex Steps Discussion. Will determine quote issues, project scope and financing options, to share for member feedback. Then have a community vote around January.

(1) Request special assessment in 2024 (~\$1K per lot)

(2) Obtain loan (~\$100K, 5 years @ 5-7%)

(3) 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.

(4) CD backed loan or any other financing suggestions

Terry: Charles recommends wait a year to the road.

Clay: Will set-up meeting with Charles to consult on 3 things:

(1) The warranty period for the water pipe project.

(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** [skipped this info included in the agenda] – Casey

a. Christmas movie set for Friday, Dec. 22, 6 p.m. at the tennis court. The Grinch.

b. Flyers completed. Expect to have popcorn maker and (Sarah) hot chocolate for participants. Smores will be done with Jim's. Bring blanket and heaters (John)

c. Carlos to provide generator, speaker, projector, table, and screen. Sarah has screen too.  
Testing next week. Stand for projector screen at Casey.

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

1. Carlos: 3608 Westmoreland Dr. yard get a significant amount of the neighborhood water because of the road drain just empties in their front yard.
  - Rough Estimate is \$1,200 for pipes, 1 drain catch, and entrenching machine rental
  - Split cost 50:50 with homeowner(s)
  - I've reserved \$500 for this year from the Maint. budget and plan to use next year budget for renumber. Have \$750 unspent this year, after deducting 500, if approved.Clay: Do it right with an 18" pipe project. Finish the neighborhood project correctly.  
Sarah: It is setting a precedent.  
Board agreed not to fund a partial solution. Tabled the project until after repaving done.
  
2. Casey: Removing a fire hydrant. Livid that you were aware. Eye sore.  
They will remove it, because I'm going to escalate from Charles Hardgraves if needed.  
Terry: Humphreys have agreed to get the fire hydrant.  
I showed our C&R to Charles in reference to easement for hydrants.  
Casey: I initiated the move to the Humphreys. Want Board support. Still love you.

\*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 end target 8:06 p.m.

Carlos Amado  
Volunteer / HEHA Secretary  
Maintenance Committee Chair  
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