

Huntington Estates Homeowners Association
QUARTERLY MEETING MINUTES

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 **7:06 p.m.**
- Attendance Review / President’s and ACC Report – John

Directors: John Kellerman, Terry Maier, Carlos Amado, Casey Wiley, Sarah Kinel, Sam Marshall, Marisol Roberts, Lois Davis. Absent: Clay Whittaker (vacation texting)
Members: Liliana Lindsey, Tina Bauldree, Michael Maddox, Deborah Newton, Harold Brown, Barry Kelly, Candy Strand, Rocio Leonides, Jake Hatcher, Phyllis Pierce.

- a. Clay Improved the ACC form so folks send ALL info via email (not just the form)
- b. Election of Board of Directors volunteer Officers and Committee Chairs.
All below were nominated and elected unanimously by directors in attendance

Office

1. President
2. Vice President
3. Treasurer
4. Secretary

Officer

- John Kellerman
Clay Whitaker
Julie “Sam” Marshall
Carlos Amado

Committee

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

Chair

- Sarah Kinel
Casey Wiley
Lois Davis
Carlos Amado

Vice/ Assistant

- Clay Whitaker
Sarah Kinel
Carlos Amado
Lois Davis

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 the Newsletter.

Maintenance Committee Report

- a. Coordinated city lawn maintenance at the Fred George / St. Louis Drive corner
- b. 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.
- c. 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.
Assign 2x6 channel sections to volunteers. 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 on 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.

- 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. Recreation Committee Report – Casey

- a. Christmas movie on Friday, Dec. 22, 6 p.m. at the tennis court. Showed “The Grinch”
 - George Jackson provided wi-fi connectivity, as back-up.
 - Carlos provided generator, speaker, projector, table, and screen.
 - 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
 - 50 packets of hot chocolate were consumed! The popcorn was also a big hit.
- b. Purchased a popcorn machine for HOA. Stored by Recreation Committee Chair
- c. Plans Easter, Halloween, Christmas. Possibly the 4th TBD.

4. Treasurer Report – John for 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 Nic Calabro. No issues.

5. Road Repaving Committee – Carlos / Terry / Clay / Barry

- a. 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)

- b. Road Fund Update - Clay: Current value \$335,671 in June CDs earning over 5%.
which adds \$15,000 in June, plus 2024 Assessment contributions. Approx \$375K
Sarah: CD loans could be available for immediate approval. Please look into this.

- c. Paving Quotes Update – Carlos

- Received and shared copies of the quotes with the Directors. Will upload to our website.
1 N. Florida Asphalt Paving - \$423,300 – not itemized, detailed in description. 1.25” thick.
2 Peavy & Sons Asphalt Paving – \$522.250 – 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 Capital Asphalt (a.k.a., Mitchell Brothers) quoted \$696K 1.25" plus \$447K if total mill and second pass of 1.25" asphalt is done. They paved roads by both entrances recently.

d. 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 form, then 100% need to deed roadway and easement.
8 to 10-year pay through special tax line. Road fund would reduce and pay deed updates.

Lois: I believe Dave Davis already got most of the deeds filed 40 years ago, around 1984.
Carlos: I'll look into this. My lot's survey still the road and easement as part of my deed.
[Update: Dave provided the documents he recorded in 1985. This recorded amendments to the C&Rs, not the road & easement deeds for the county to take over the roads]

Barry: You will not have my vote. Roads are currently private.

Tina: Barry, please explain why you would not deed your portion.

Barry: I don't want the County will have a lien on the property for the next 8-10 years.
We'll be more of a cut-through. Will risk be having more side-walks.

John: We designated his is a golf cart community. We would lose this kind of autonomy.
Carlos: Several neighbors have confided in me that they do not want to deed to the county
John, Sam & Sarah: Therefore, this solution is not viable. No need to discuss any more.

- e. 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 \$425K or so using Road Fund's CD to back the loan

John: Carlos, please put together a summary of quotes and financing options to share with the membership and get their feedback. Let's get info needed before April's meeting.

Tina: When was the last time we paved?

Sam & Terry: It's been over 25 years. The last time was 1997.

Sarah: Continuing HOA dues does not raise enough for the next repaving.

Carlos: Yes, that's why a road fund will need to continue... adding to the CDs used for a CD-backed loan. It can continue to grow as we pay off the loan to add more funds.

6. New Business or Q&A*

John: There are no other business items from the attendees; therefore, moved to adjourn.

*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. Not needed.

Meeting target ended 8:21 p.m.

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