

Huntington Estates Homeowners Association

Working 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/88529168136?pwd=ZflEiN2h4pHlKQaeiDdTEl3A771Xgi.1>

Meeting ID: 885 2916 8136; Passcode: 267733

One tap mobile +13052241968,,88529168136#,,,,*267733# 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

I. Old Business and Director Reports

1. **Wednesday, February 21, 2024** – Call to Order at **6:00 p.m.** (moved from 2/13/24)
- Attendance Review / President’s Report – John

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

John: Let’s keep moving forward like we are doing. Sarah is doing a great job with the ACC.

2. Secretary 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. First Quarterly Meeting [Minutes](#) - 1/13/24 - draft and videos posted on the website. These Meeting Minutes will be approved at the next Quarterly Meeting 4/9/24
- b. Welcomed Kemar and Mindy Washington to the neighborhood at 3617 Westmoreland Dr. (was N. Connor’s). They are from New York and Tamarac, Florida.
- c. Corrected and updated the Esposito Lawn Maintenance Contract reiterating that only 21 visits are needed, not 26, and the price averages \$337.64 per month.

Maintenance Committee Report

- a. Cleaned 3 road drains at the corner of Sutton Pl. and Dorset Way
Job took 2 days, to remove 64 5-gal buckets of sand from these drains.
Thanks to Andre Humphreys, Jonathan Casey, and John for providing tools.
- b. Videoed the last third of the Sutton Pl. drainage pipe. Other sections filled with sand.
Plan is to try to use a firehose to unplug and/or pressure wash hose with special tip.
- c. Candy donated to the HOA a two-seat wood swing set a table & 2-chair bistro set, and a beach umbrella. Thanking John for helping move these to the Tennis Park Area.
At the request from Carlos, a plaque to be placed on the swing set was approved by Candy to say “Donated by our dear neighbors Daniel Menendez and family”
- d. Pressure washed the tennis court. It took 4-5 hours on 5 separate days. Tapping into water line at Anthony Johnson’s home. Plan to pay the water bill.
 - Improved the water drainage on Sat. 2/10/24. Thanks to Michael Maddox, Wayne Glover and his twin sons for assisting in digging a trench.
 - Also added river rocks to the trench. This task took another day.
 - Expect to patch the many cracks in the court this month.
- e. Will need assistance to mark a Pickle Ball area in the Tennis Court.

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 Wednesday 3/13/24 at 6 p.m.
- b. **The Next Quarterly Meeting will be Tuesday 4/9/24 at 7 p.m.**

3. **Architectural Control Committee Report** – Sarah / Clay / Terry / John /

- a. Committee reorganization meeting was held by Sarah
- b. Carrington Dr. empty lot new home build (Mr. Han) has been contacted and provided survey and floor plans. Calvin Ford is the builder.
- c. Pool and pool security solicitation was rejected since we don't have a community pool.

4. **Recreation Committee Report** – Casey / Sarah / Carlos

- a. Purchased a popcorn machine for HOA. Stored by Recreation Committee Chair
- b. Plans to have events on Easter, Halloween, and Christmas.
- c. Menendez family donated two 8' foldable tables and 12 stackable plastic chairs. Also donated a ladder golf ball throw game with extra golf balls.
- d. Jonathan will bring a corn-hole game to events.

5. **Treasurer Report** - Sam / Clay

- a. Using new MoneyMinder accounting software to replace QuickBooks. Easier to use, be accessed by other Directors, and saves in annual fees.
- b. Update 2023 actual expenses and 2024 budget. Vote to approve the 2024 budget in April's Quarterly Meeting.
- c. Making deposits and paid Carlos using Zelle
- d. 25 folks have paid 2024 assessment.
- e. Carlos: Send reminder letters after March 1 using list from Treasurer.

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

- a. Road Fund Update - Clay: Current value \$335,576 in June CDs earning over 5%. which adds \$15,000 in June, plus 2024 Assessment contributions. Approx \$375K
- b. Paving Survey Update – Carlos
 - Received a dozen emails, all but one chose having a one-time assessment of \$556 and Using N. Fla Asphalt Paving @ \$423,300 – 1.25" thick asphalt.
 - One vote for obtaining a 3-year loan and using Peavy & Sons @ \$522,250 – 1.5" thick
 - The CD-backed loan is not an option due to the current interest cost (8%) being higher than the CD investment interest gains (5%).
- c. Next steps. Have a community vote Feb thru March 13 (?)for:
 - (1) Vote for a special assessment of \$550 (totaling \$50K) to be paid by June 1?
 - If the special assessment is not passed by 2/3, then we'll get the \$50K 3-year loan.
 - Discussion revolved around not doing the special assessment, and doing a loan.
 - Clay: Ask attorney how to appropriately do a loan?
 - ... especially from a director with lower rates (5%) than banks (8%)
 - (2) Vote to continue the Road Fund; for the next 20 years to accumulate for next repaving.

Giving us a minimum of \$436,800 (= 20 yr. x \$240/yr. x 91 lots) plus investment interest. Per 1/9/20 vote form: Added \$75 to existing \$125 plus \$40 budget savings.

- Discussion resolved to continue the Road Fund for years to come
 - The decision about possibly reducing the Assessment will be made after the likely loan is paid, in 3 years.
 - Carlos: Negotiate with N. Florida Paving, possibly reducing shoulder paving. Also schedule repaving to be paid June 30, 2024 or later.
- Let other contractors know of our decision to use another contractor.

II. New Business or Q&A*

- a. Need a website security review. - Sam
Protect Director's phone info from phishing. Assign team to determine what to change.
Clay, Carlos, and Sam to review the site; do more pictures or .pdf links rather than text
- b. Westmoreland corner drainage help – Carlos (b-c below)
Requested quotes from Gardiner and Esposito. Gardiner did not follow-up with a quote. Esposito met with John Glover and Michael Maddox homeowners to present the quote. Recommends not adding pipes, since the exit would be too low into the creek.
- Director majority felt that this in-lot problem is the responsibility of the homeowners
Carlos to let the homeowners know the result of our discussion
- c. Recommend canceling the \$25 Gift Cards starting in 2024.
Welcome letter with links to website, and a personal welcome from Secretary and/or ACC outreach rep. are fine. Possibly add \$25 to the Recreation Committee budget.
Carlos: make copies of C&Rs and give to new homeowners if realtors did not provide.
Get ACC to provide examples of completed tree removal request for Carlos
- d. Terry: Clay did you get DOT to help us with tonnage sign at the bridge?
75,000 Lb. Trucks went through it and it did fine during the pipe upgrade project
Clay: To check if there is a resource that can assist us.

*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.

III. Adjourn for Attorney Feedback. Board of Directors Confidential Discussion.

Attorney moving to file Hicks collection.

Meeting target end 7:30 p.m.

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