

Huntington Estates Homeowners Association

Working Meeting Agenda

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Zoom Meeting.

<https://us06web.zoom.us/j/84895337343?pwd=bTnBPDmY4Dd5bp6hZXJowweKJdkOgE.1>

Meeting ID: 848 9533 7343; Passcode: 845586

One tap mobile +13052241968,,84895337343#,,, *845586# 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, March 20, 2024** – Call to Order at **6:30 p.m.** (moved from 3/13/24)

- Attendance Review / President's Report – John

Directors: John Kellerman, Clay Whittaker, Carlos Amado, Terry Maier. Sam Marshall, Lois Davis. Absent: Marisol Roberts, Sarah Kinel (texted ACC status - NTR), Casey Wiley (could not connect to Zoom). Members: Deborah Newton.

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.

- 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

Maintenance Committee Report

- a. Filled cracks at tennis court. Used two gallons of each filler: Red, Green, and White.
 - Total ten 4-hour days on tennis court maintenance in the last 3 months.
- b. Will need assistance to mark a Pickle Ball area in the Tennis Court this Thursday.
- c. Pressure washed the base area of the cement table at the Tennis Park
 - Discovered 6'+ long entrance walkway under the grass, towards the tennis court
 - May use gray cement stain over this blue & red area to reduce black mud look
- d. Replaced plastic drink holder in chair swing
 - May paint the chair swing and bistro metal chairs & tables forest green.
- e. Terry will paint and replace the street sign post at Carrington Dr. and Dorset Way.
- f. Cut 10 limbs extending into the road below 14' at Harrell Pl – the tennis court cul-de-sac.
- g. No progress on trying to flush the Dorset / Sutton Pl drain with fire hose.
 - Will try pressure wash hose if fire hose not possible in next couple of weekends
 - If efforts above don't work, then we'll quote a professional company to vacuum.

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 Quarterly Meeting will be Tuesday 4/9/24 at 7 p.m.

b. The Next Working Meeting will be Wednesday 5/8/24 at 6 p.m.

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

- No new requests or additional activities.

4. Recreation Committee Report – Casey / Sarah / Carlos

a. Easter Egg Hunt will be held Saturday 3/30/24, from 4 to 6:30 p.m. at the Tennis Park

b. Published and hand-delivered the Easter Egg Hunt fliers.

c. Several directors will donate candy for the eggs. Finger food also planned

d. Ordered two children games sets: Total 8 items for sack, spoon & egg, and 3-leg races.

5. Treasurer Report – Sam / Clay

a. Updated 2023 actual expenses and 2024 budget. Posted on website main page

- Vote to approve the 2024 budget in April's Quarterly Meeting.

- Will make the 2023 actual expenses more visible

b. Secretary sent assessment reminder notes to 25 lot owners on 4/15/24, from Sam's list.

c. 2024 Assessment paid: Approx. 61 paid; unpaid 30. (To be updated at the next meeting)

d. We'll start promoting Zelle "HEHAtreasurer@gmail.com" for alternate payment method

e. Sent back check letters to Renn and Hicks since Attorney is doing collection, and they track all attorney fees as well as repayments to HEHA.

f. Will endeavor to complete the 2023 Financial Audit in the first quarter of the new year.

We completed 2022 at the end of 2023, as has been the practice in previous years.

g. Sam will document instructions for Treasurers and keep in a binder for future reference.

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

a. Road Fund Update - Clay: Current value \$338,139 in June CDs earning over 5%.
which adds \$15,000 in June, plus 2024 Assessment contributions. Approx \$375K

b. Re-negotiated and signed contract with North Florida Asphalt Inc. to \$341,300

- So, there will not be a need for a Loan or Special Assessment.

- Changed shoulder from paving all to mainly sealcoating with some paving repairs.

Part of higher previous quote was paving 1.5", 2' wide on both sides of neighborhood.

- Reviewed other costs/tasks, confirmed Project Manager, and 6/30/24 earliest pay day.

Terry: Spoke to N. Fla. and they can start paving earlier if we pay a portion earlier.

- Can start paying earlier since not all funds are CD. Clay to check the amounts.

However, City recommended to wait 6 months, that's why CDs mature in June.

Terry: The city finished in September. Carlos: No, they finished in December.

Clay: We may benefit from revisiting the roads with them. Worried about having additional costs There is a hydraulic oil leak from a city truck in front of the Cooks.

They may have to do additional milling. Clay to mention to Mr. Hardgraves.

Carlos: N. Fla is a small company, but with a good reputation among our lot owners, and

I don't expect small repairs to cause additional costs. Let's have one contact with N. Fla.

If anyone wants to lead more negotiations, please take over.

JK: Carlos will continue to be the lead and be the contact with N. Fla. Paving.

- Trying to get other quotes for painting 11 stop bars and 10 speed bumps – current \$3,500.

One company passed, another said they would quote but did not submit it last week.

Terry: Is painting included in the \$341K? Carlos: No, the painting is an optional line.

Carlos: If others volunteer to lead the effort to paint ourselves to save money, I will help.

JK: I believe we should have professionals do it. We did last time but not as well.

Carlos: I agree, since there are no volunteers to lead the effort to paint ourselves.

II. New Business / follow-ups, and Q&A*

- a. Need a website security review. - Sam / Clay / Carlos
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 Sam will set a specific date and time to meet with Clay this and other treasurer matters.
- b. Westmoreland corner drainage help – Carlos
Carlos informed the homeowners know the result of our vote not to fund this project
- c. Tonnage sign at the bridge - Clay
75,000 Lb. Trucks went through it and it did fine during the pipe upgrade project
Weight Limit on Bridges. Clay still has the "post-it" reminder to check with DOT.
– Carlos: Anyone remember the year or who did previous culvert repairs? No one did.
JK will check with county if there is any history or how to go about having this done.
- d. **Buy or have built an HOA shed?** - Carlos
- To store Christmas decorations and other equipment and supplies.
- Likely 12'x10', but 10'x10' seem to be half the price @ around \$6-700.
Sam: suggest Costco shed, Home Depot or Lowes. Other sheds nearby quoted \$4-7K.
Terry: Do we need the community to vote to put a shed by the tennis court? JK: No.
Carlos: Anyone want to participate with me in the selection of the shed? No response.
JK: Follow HOA rules. Directors ok with a max budget \$2,000.
- e. The sheriff office removed the neighborhood crime watch (NCW) signs. - Carlos
- Website says it requires 4 basic training classes, number block captains based on neighborhood size. Active in hardening inspections, diversity in age of participants, reporting suspicious activity faster, etc. Do we want it? (call 850-606-5800)
JK: No. Got deputies driving on a regular basis. We already have alert neighbors.
Use 911 and send out broadcast information. Lois: Thanks JK for your recommendation.

*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.

JK: Not needed.

Meeting ended 7:47 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
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