

# Huntington Estates Homeowners Association

## Working Group Minutes

Friends, there are a lot of links in this email 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/82093342261?pwd=WvzffMjwMHuAoubYZkfFARWJil9mB5.1>  
Meeting ID: 820 9334 2261; Passcode: 408494

One tap mobile +13052241968,,82093342261#,,,,\*408494# US Dial +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, June 12, 2024** – Call to Order at **6:00 p.m.** (Begin Recording)

- Attendance Review / President's Report – John  
Directors: Carlos Amado, Terry Maier. Clay Whittaker, Lois Davis, Marisol Roberts, Sarah Kinel. Abscent; Sam Marshall (visitors) John Kellerman, and Casey Wiley

#### 2. Secretary and **Maintenance Committee** Reports - 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.
- Second Quarterly Meeting **Minutes** - 4/16/24 - draft and videos posted on the website.
- Approve these Meeting Minutes during Third Quarterly Meeting 7/9/24

#### **Maintenance Committee Report**

- Removed pickle ball tape – which only lasted 2 months. Residue still shows play area.  
Will add painting lines to Maintenance to do list to be done by Aug.
- In process of identifying gaps in Sutton Pl. drain pipe. Left side is 4" wide x 3' long. There may be a similar sized one in the right side, but the gap is not present in bottom or top of pipe.
  - Will prove to see if right side is actually a gap, because it may be just a patched channel.
  - A gap will require 4 hours of digging, before using a concrete patch.
  - Plan to work on this on Saturday 6/15, early in the morning, before the temperature rises.
- Grinding of Tennis Court Park cement pad wall foot prints, and painting, to be done in June.
- Costco 12'x 7' storage shed site prep., purchase, assembled under by end of July, earliest.
  - Carlos to submit ACC review form. Plans to place by tennis court tree and use anchors. Reason: flat area with camouflage and protection by tree, and is adjacent to party area. to store two 10' tables, and 12 charis, rather than further from site or needing a truck,
  - Terry believes plastic sheds are not allowed, and we need to poll all neighbors to place in common area. Carlos: will research the plastic issue. Per By Laws, directors do not have to seek a vote of whole association to conduct routine business, within the Maint. budget. Votes are only required when assessments increase. Directors have discretion for all else.
  - Sara: Recommends putting shed by dead end, in Carlos' property. Lots of traffic/security, distance from tennis park party area, and being in Carlos' property are issues of concern.

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

- a. **The Next Quarterly Meeting will be Tuesday 7/9/24 at 7 p.m.**
- b. The Next Working Meeting will be Wednesday 8/14/24 at 6 p.m.

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

- a. Allie Vaughn got fence approved, including repairs. Approved front fence. Denied the continuing of current front car fence around the corner. So she said she plans to remove the existing front car fence after the community repaving project is completed.
  - Vaughn complaint response draft from Carlos sent to John on 5/16. Need status from John, Vaughn sent second complaint in June, alleging having a video of loud music. We can discuss in Confidential Discussions section.
- b. Gwen Mckensey cleared new lot judiciously. Did not remove major trees. No ACC request received for home yet, but indications are positive about this neighbor.

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

- a. The next event will be Halloween.

5. **Nominations Committee Report** – Marisol / Sam / Carlos

- a. Ending Director terms: Clay, Carlos, Sam, and Lois. All will run again.
- b. Talk to Dawn, 3624 Westmoreland Dr 954-804-1945 [haggertydawn@bellsouth.net](mailto:haggertydawn@bellsouth.net).
- c. Nominations and election process:
  - Determine # vacancies. Seek volunteers to fill these, up to double the vacancies.
  - Get paragraph from each candidate – including incumbents and new
  - Secretary design ballot and cover letter (incl. envelope for secret voting option)
  - Present list of candidates at the October Quarterly Meeting
  - Mail ballots to members at least 14 days prior to the Annual November meeting
  - Certify and announce the voting results by the Annual November meeting.

Terry: Can more candidates than available vacancies apply?

Carlos: Yes, but the committee does not have to actively recruit more than vacancies available. However, we will announce that the opportunity to get on the ballot for any new volunteers. Unfortunately, usually incumbents are elected due to their record and contacts.

6. **Treasurer Report** – Sam / Clay

- a. Updated 2023 actual expenses and 2024 budget. Posted on website main page
  - \$33,908 is our balance in the bank.
- b. Two lot owners' dues for 2023 and 2024 were collected through our attorney.
- c. Sent notarized letters for late 2024, before referring collection to the attorney. For 2024 Assessments still not paid: Andrews, Labrador, Meritt, and Newton.

7. **Road Repaving Committee** – Carlos / Clay / Terry

- a. The project starts next week and should take 2-3 weeks, including prep. work (cutting roots, fixing shoulders, and water drain levels). Alert broadcast to sent out this week.
- b. Road Fund Update - Clay: Current value \$341,140 in June CDs earning over 5%. This adds \$14-15,000 in June, plus 2024 Assessment contributions. Total approx. \$375K
- c. Re-negotiated and signed contract with North Florida Asphalt Inc. to \$341,300

- a. So, there will NOT be a need for a Loan or Special Assessment.
  - Reviewed other costs/tasks, confirmed Project Manager, and 6/30/24 earliest pay day.
  - We can receive deployment discounts for driveway work contracted for at the same time.
  - Tejada will repave his driveway.
- d. The \$341,300 does not include an additional cost of \$3,500 for painting 11 stop bars and 10 speed bumps.

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

- a. Tonnage sign at the bridge - Clay / John
  - 75,000 Lb. Trucks went through it and it did fine during the pipe upgrade project
  - Weight Limit on Bridges. Clay to check with DOT matrix of original design.
  - JK will check with county if there is any history or how to go about having this done.
  - Terry: the bridge paving has reduced by 4". It may be damage.
  - Carlos: Yes, the the paving has been compacted, but not damaged the culvert.
- b. Updates to C&Rs - Carlos  
 Recommend developing a list to update after early next year, when these can take effect by the next year, rather than the 3 year wait time if we do an unupdate before Nov. 2024. Sam has a couple of recommendations from the Manners double address research.
- c. Updates to Florida Law - Sarah  
 New certifications companies will come in create the training for HOAs.  
 This is an opportunity for profit.
- d. New home: Garage 2' ft. above ground - Terry  
 Carlos: I believe they will have the driveway meet the level of the garage.

\*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. (End Recording)

- a. Review complaint from Ollie Vaughn about Meyer. 4 complaints contained in one entry  
Update on Action: Carlos to highlight issues to Dan, and discuss possible mitigation.  
 Carlos drafted response on 5/16/24 for John to review/send.
- b. Barbara complaint text of 5/6/24, to Carlos, that Edson Manners has constructed a double P.O. box out of brick – adding 3710 to his 3708 Carrington PI address.  
Update on Actions: Draft response to Barbara.
- e. Terry wants to bring to the next meeting complaints – asked to include specific address and issues.

Previous discussion:

Clay: Need to have a process where all similar violators are notified of the violation

Carlos: The neighborhood homes and lots are very different, with different abilities to fence, hide, or store items. If you want to police the C&Rs, be prepared to lead the work. As a board, we have the ability to grand-father in and/or waiver situations where a literal violation the impact is minimal or non-existent.

Sarah: When a violation does not lower the value of the homes, these could be ok.

JK: Agree.

Meeting target end at 7:35 p.m.

Carlos Amado  
Volunteer / HEHA Secretary  
Maintenance Committee Chair  
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