

# Huntington Estates Homeowners Association

## Quarterly 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/87991900548?pwd=Ud3469NbVLN5xELjDXbQyM7rUlltxw.1>

Meeting ID: 879 9190 0548; Passcode: 067854

One tap mobile +13052241968,,87991900548#,,,,\*067854# 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. **Tuesday, July 9, 2024** – Call to Order at **7:00 p.m.** Begin Recording

- Attendance Review / President’s Report – Clay

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

#### 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. The Second Quarterly Meeting [Minutes](#) - 4/16/24 - draft and videos are on the website.

- Move to approve these Meeting Minutes.

b. Distributed a fresh set of the HOA Governing Documents to all lot owners, the new requirement by 2024 Legislative Updates for HOAs. The cover letter highlighted that our HOA operating practices meet or exceed most requirements. However, some changes to the Covenants and Restrictions (C&R) and By-Laws will need to be passed by vote in 2025.

- We saved \$350 in stamp costs by personally dropping off at 85 front doors. 5 were mailed.

c. The set contained a copy of the C&R, By-Laws, Articles of Incorporation, New Neighbor, Welcome Letter, Tennis Court Rules, current Board Members list and Main HOA Links.

#### **Maintenance Committee Report**

a. [Contracted Roto-Rooter to clean the Dorset / Sutton Pl drain pipe blockages](#)

- Got quotes from All South Underground and Safety Kleen –min/ \$4,000 + mobilization

- Cost \$3,000 (Equivalent to 4.5 hours instead of the 7.5 hours worked due to mis-quote of hourly costs. Used Hydro-Jet Truck (\$375/hr. incl. assistant) and a Vac Truck (\$250/hr.)

- The local Roto-Rooter company is owned by Fredrick Hagen of 3537 Carrington Dr.

- Discovered gap in middle of the cement pipe from manhole to the creek.

Thanks to Fred Green and Clay Whittiker for assisting in the repair of this cement pipe.

b. [Finished grinding and removing the tennis court park cement pad wall footprints, and](#)

[patched the large holes in preparation for painting the pad with a uniform grey color.](#)

c. [The Pickle Ball area we marked with special tape only lasted a month in the Tennis Court.](#)

[We removed the tape, and will paint the stripes at a later date.](#)

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 Working Meeting will be Wednesday 8/14/24 at 6 p.m.
- b. The Next Quarterly Meeting will be Tuesday 10/9/24 at 7 p.m.**

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

- a. HOA storage shed – Carlos
  - Original plan (tabled until we need another solution):  
A 10'x7' Costco polymer shed for less than \$1,200. Will locate in Tennis Court park.
  - John and Carlos have been pricing these. Most others are 3 to 5 times more expensive.
  - A neighbor plans to build a large shed and store HOA items for at least 4 years.  
To store Christmas lawn decorations, blowers and other equipment and supplies.

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

- a. The next event will likely be Halloween.

**5. Treasurer Report** – Sam / Clay

- a. 2024 Assessments 87 paid, 1 by end of July, and 2 to be paid with house sale.
  - Two lot owners' dues for 2023 and 2024 were collected through our attorney.
- b. The IRS 2023 tax submission completed. Cost \$200. \$2,600 was owed to the IRS.

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

- a. Paid re-negotiated contract with N. Florida Asphalt Inc. \$341,300
  - One homeowner got big discounts for new driveway contracted for at the same time.
  - The special problem areas noted in our "issues map" were addressed well
- b. The \$341,300 does not include an additional cost of \$3,500 for painting 11 stop bars and 10 speed bumps. The maintenance committee will do this painting before the end of July, saving the association over \$2,500 – which will be kept in the road fund.
- c. The Road Fund is well managed and there was no need for a Loan or Special Assessment.
  - Plan to invest at the same annual rate to fund the next repaving - decades from now.  
So, there will be no expected change to the \$475 per year assessment at this time

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

- a. Liliana Lindsey recommends we recognize John Kellerman, our recently deceased HOA President with a [Personalized Memorial Garden Stake - Forever In Our Hearts \(personalizationmall.com\)](#) placing it on their side of the Kellerman's middle cul-de-sac island. Suggested verbiage: John "JK" Kellerman, HEHA President 2020-2024, Spearheaded 2024 Roadway Improvements.

\*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, if needed.

Meeting target end 8:30 p.m.

Carlos Amado  
Volunteer / HEHA Secretary

Maintenance Committee Chair  
(850) 676-1625