

# 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

Working Zoom Meeting recur 2nd Tuesdays at 7 p.m. – same link/code – between Quarterly mo.

<https://us06web.zoom.us/j/87623109499?pwd=Zx6guGwTzpzKXoNto8MNHpFetH03qg.1>  
Meeting ID: 876 2310 9499; Passcode: 206203

One tap mobile +13052241968,,87623109499#,,,\*206203# US; 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, September 10, 2024** – Call to Order at **7 p.m.** Begin Recording

- Attendance Review / President's Report – Clay

a. Directors: Clay Whittaker, Carlos Amado, Terry Maier, Marisol Roberts, Casey Wiley, Sam Marshall. Absent: Casey Wiley (practice), Sarah Kinel (emergency), Lois Davis (out of town). Members: Deborah Newton.

#### 2. Secretary and [Maintenance Committee Reports](#) – Carlos

3.

new topic, to ensure the conclusion or action plan after a topic discussion is documented.

a. The Third Quarterly Meeting [Minutes](#) - 7/16/24 - draft and video are on the website.

- Will approve these Meeting Minutes at the next Quarterly meeting 10/8/24.

b. Updated directors on Edson Manners' Houston address and renters' status on 8/28/24.

c. Obtained contact primary and emergency contact information on 4 of 5 renters in HEHA.

The one in Hudson home has been given a form to complete, with Barbara's permission.

#### **Maintenance Committee Report**

a. Completed painting the Tennis Court cement pad with grey concrete stain.

The pad had several paint colors and floor finishes, which made it get dirty and look dingy.

b. Plan to add 4" road line markings at intersections, turns, and stops to improve safety.

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 Tuesday 9/10/24 at 7 p.m.

**b. The Next Quarterly Meeting will be Tuesday 10/8/24 at 7 p.m.**

#### 3. **Treasurer Report** - Sam / Clay

a. Update MoneyMinder with new homeowners - Dew, Pazdur, Reed and [Kaplan \(Mack\)](#)

Follow-ups = >>>

- >> Clay to update one of the 4 above and train Sam and Carlos how to add others to app.
- >> Clay/Sam to reserve \$3K fund **rain pipe cleaning at corner of Dorset Way and Sutton Pl.** Confirm budget, so contractor can be contacted.
- >> Sam, send summary of monthly or annual operating costs to Terry.

Carlos: 2023 Actual Costs v Budget have been posted and sent to Terry over a month ago.

b. Road Fund Reserve \$21K, bank balance 1K, bank balance 1,730. K

4. **Architectural Control Committee Report** – Sarah / Clay / Terry
    - a. See confidential section
  5. **Recreation Committee Report** – Casey / Sarah / Carlos
    - a. The next event will likely be Halloween.
  6. **Nominations Committee Report** – Marisol / Sam / Carlos
    - a. Ending Director terms: Clay, Carlos, Sam, and Lois. All will run again.
    - b. Dawn Haggerty, 3624 Westmoreland Dr., a realtor from Boca and Orlando area will run.
    - c. Nominations and election process:
      - Secretary completed ballot, incl. 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 11/11/24 before the Annual Nov. meeting.
- >>> Carlos Broadcast opportunity to volunteer for the board of directors with 9/30/24 deadline.

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

- a. Community Book Exchange – Casey
  - Locate a child-friendly book exchange cabinet at the tennis court park
  - Issue was discussed and documented in last working meeting minutes
  - >> Clay: we'll discuss further with Casey
- b. Reduction of Road Fund and Annual Assessment due to Repaving completion. - Carlos
  - Recommend continuing Road Fund at a \$18.2K level, down from \$25K+
  - Reduction of \$75 to \$400 annual assessment will still yield an operating budget of \$18K - \$1K higher than currently used.
  - \$18K per year plus interest gains can yield over \$685K in 20 years.

>> Carlos sent Excel file with funding model to Clay

>> Clay to design presentation of proposal for Quarterly Meeting Agenda

>> Carlos include proposal in Quarterly Meeting Agenda for members to comment.
- c. Keep \$10-15K in reserve from this year's remaining savings to repair the tennis court within the next 2-4 years. >> Clay/Sam reserve \$15K from current funds – confirm.
- d. Tree will be removed from Creek (Marisol's) exit side on Saturday 10 a.m.  
Clay: Will provide chainsaw to Carlos before going out of town.

\*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. Board of Directors Confidential/Attorney Discussions.** Adjourn if not needed.

Member-specific Discussions held.

Meeting ended 8:10 p.m.

Carlos Amado  
Volunteer / HEHA Secretary  
Maintenance Committee Chair  
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