

# Huntington Estates Homeowners Association

## Quarterly 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)

Zoom meeting link:

<https://us06web.zoom.us/j/87623109499?pwd=Zx6guGwTzpzKXoNto8MNHpFetH03qq.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

The agenda has some information known now and “tba” for info “to be added” at the meeting.

### 1. **Tuesday, January 14, 2025** – Call to Order at **7:02 p.m.** Begin Recording

- Attendance Review – Clay

a. Directors: Carlos Amado, Terry Maier, Marisol Roberts, Sam Marshall, Sarah Kinel, Liliana Lindsey and Dawn Haggerty; Absent: Clay Whittaker and Casey Wiley.  
Members: Phyllis & John Pearce.

b. Election of Board of Directors volunteer 2025 Officers and Committee Chairs:

<u>Officer</u>	<u>Officer</u>	<u>Assistant</u>
1. President	Dawn	Clay
2. Vice President	Marisol	(serves as POC to attorney)
3. Treasurer	Sam	Liliana / Marisol
4. Secretary*	Carlos	Liliana

\* Note: On 1/17/25 Liliana decided to not be Secretary. She will assist Carlos with Admin tasks.

<u>Committee</u>	<u>Chair</u>	<u>Vice/ Assistant</u>
1. Architectural Ctrl.	Sarah	Terry
2. Recreation	Casey	Sarah
3. Nominations	Marisol	Carlos
4. Maintenance	Carlos	Lois

c. Follow-ups

- Carlos to provide Marisol (VP) with attorney contact info. Together will ask attorney about promised zoom classes for directors - as required by 2024 Fla. Law. Attorney had stated these would be free in his previous zoom briefing about Law changes.

- Carlos to notify Lois to participate in preparation to replace Clay by March.

- Sam to become the HOA Web Master after training from Clay. Marisol to assist Sam.

## I. Old Business and Director Reports

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

- NOTE: To keep minutes in real-time the Secretary may need to interrupt to document the conclusion or action plan after a topic discussion.
- a. Click this webpage link to view the Annual Meeting [Minutes](#) - from 11/12/24.
- Vote to Approve these Meeting Minutes: Unanimously Approved
- b. Printed movie night flyers
- c. Sent information to the newly elected Directors to certify they have read our HOA governing and other references. All signed the certification page.
- d. Updated MoneyMinder database with newest homeowner e-mail contact information. Latest is Barbara Greene who owns the home where Jack & Judee Dawkins lived.

### **Maintenance Committee Report**

- Deployed road rain water filters to prevent clogging due to pine straws and leaves in 4 road drains where this is a high probability of flooding. Modified weight using rocks.
- Deployed and removed Christmas lights and donated lawn decorations at the entrances. Thanks to George Jackson for assisting.
- Road striping second coat expected to be done before the end of February.
- Obtained two very competitive lawn care quotes from Franky's Lawn Care and Zero Turn Lawn Care. Both quotes were very competitive - almost identical in costs and services – by these two new companies in the area. They have experienced entrepreneur owners and demonstrated this as well as knowledge of the business during our site visit interview.
  - Both are over 40% lower than the current contract costs in 2025 \$4.1K+
  - Esposito had been significantly lowest bidder at the end of 2023 from 5 quotes. But continued to periodically miss the same tasks and requests I made over the last 4 years. They often added a fuel cost adder and did not visit twice in summer months as required. Since the original contract, 20 visits costs were divided by 12 months and billed monthly through autopay, so controlling the billing and service consistency was difficult. Notified at the end of Nov. so they had 30 days notice, with details for improvements.
  - Selected Zero Turn Lawn Care – scheduled for 20 visits and billing is done per visit. Contract has the same requirements as the Esposito contract – posted on our webpage. The fact that the owner is the son of a Neighbor weighted positive in the selection.

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 be able to join these working meetings.

- a. The next Director's Working Group Meeting will be Tuesday 2/11/25 at 7 p.m.
- b. The next Member's Quarterly Meeting will be Tuesday 4/8/25 at 7 p.m.

### **3. Treasurer Report**

- Sam / Clay

- a. Total funds in Dec were \$31,549.86: Total Bank balance \$9,834.57, with the remainder being in the Investment/Road Fund. MoneyMinder needs to be updated from 2024 to 2025.
- b. 2025 budget with 2024 Actual expenditures report to be completed by next month. Sam to set-up working meeting with Clay. Invite Carlos.
- c. Update on 2025 invoice mailing with lower assessments \$425 vs. previous \$475

### **4. Architectural Control Committee Report** – Sarah / Clay / Terry

- Two requests for trees: 3728 Westmoreland Dr. 3545 Carrington Dr.

- Sarah to write updated guidance for tree removal so permission is only required for special trees, since most requests are approved due to safety concerns.
- Liliana had submitted tree removal request to John. Sarah to research and help.

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

- a. Held Movie night Saturday 12/21/24 6:30 p.m., at the tennis court.
- b. Popcorn, hot chocolate and other treats were provided.
- c. Thank you to the committee for setting this up.

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

- a. Nothing to report (NTR)

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

- a. A storage shed is needed for HOA equipment, Christmas decorations and supplies.
  - Per C&R Article 10 –Structures in Common Areas: (2nd sentence) “Permanent structures and improvements of common areas are approved by the Board of Directors.”
  - Director’s vote per C& R on locating the shed (1) in the tennis park, (2) at a volunteer’s lot or (3) paying monthly storage fees.
  - Carlos: Rental Quotes in Tallahassee – all monthly leases with \$29 Admin charge plus...
    - (1) Extra Storage – 2561 W Tennessee Ave. 10’x10’ \$142/mo. Add \$21 lock fee.
    - (2) Storage King – 912 SW Capital Cir. 10’x20’ \$128/mo. with insurance.
    - (3) Storage King – 1508 NW Capital Cir. 10’x10’ \$103/mo. with insurance.
  - Carlos: Also volunteered to put shed by his garage (not at dead-end), if HOA buys shed. Carlos noted that he texted homeowner [JB] with tennis court location objection that this would be discussed during this meeting. Also copied all homeowners this mtg. Agenda.
  - Liliana: Suggested shed to be located behind the Old Bainbridge entrance wall.
  - Terry: Put in common roadway in Westmoreland Dr. [by Tejada property]  
 Carlos: Currently used as Tejada driveway, which he paid to broaden and re-pave. This is not common HOA property, since roads belong to adjacent homeowners.
  - After discussion, directors voted unanimously to locate in tennis park. Carlos to coordinate a director’s walk-thru park to decide on best location for 8’x12’ Costco shed.

\*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. Confidential/Attorney Discussions** – Board of Directors only.

Not needed.

Meeting ended at 8:20 p.m.

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