

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. Monday, February 10, 2025 – Call to Order at **7:05 p.m.** Begin Recording

- Attendance Review – Clay

a. Directors: Dawn Haggerty, Carlos Amado, Terry Maier, Sam Marshall, Liliana Lindsey.

Absent: Sarah Kinel, Marisol Roberts, Clay Whittaker and Casey Wiley

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 Quarterly Meeting [Minutes](#) - from 1/14/25.

- Vote to Approve these Meeting Minutes will be done in the April Quarterly Meeting

b. Provided Marisol (VP) with attorney contact info. Coordinating a zoom call with the attorney to get an update on the promised zoom classes for directors - as required by 2024 Fla. Law. Will introduce Dawn and Marisol as the new President and VP/main contact.

c. Published Newsletter highlighting reduced assessment due 3/1/25 and gas line survey.

Maintenance Committee Report

- Zero Turn Lawn Care completed their first month's work replacing Esposito's

- Tennis court serve line needs repair. Laminating is a tripping hazard. Carlos to do.

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 be able to join these working meetings.

a. The next Director's Working Group Meeting will be Tuesday 3/11/25 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 per MoneyMinder **\$30,186.72**: Total Truist Bank balance \$7,532.69, with the remainder \$21,502.98 in the Investment/Road Fund.
- c. MoneyMinder needs to be updated from 2024 to 2025.
- d. Completed posting 2025 budget draft. Also posted 2024 Actual expenditures report.
- e. Completed 2025 invoice mailing with lower assessments \$425 vs. previous \$475

For Reference: FL Statute Chapter 720.308 (3) Assessments and installments on assessments that are not paid when due bear interest from the due date until paid at the rate provided in the declaration of covenants or the bylaws of the association, which rate may not exceed the rate allowed by law. If no rate is provided in the declaration or bylaws, simple interest accrues at the rate of 18 percent per year. Notwithstanding the declaration or bylaws, compound interest may not accrue on assessments and installments on assessments that are not paid when due. [Note: $\$425 \times 18\% / 12 = \$6.37 / \text{mo.}$]

- (a) If the declaration or bylaws so provide, the association may also charge an administrative late fee not to exceed the greater of \$25 or 5 percent of the amount of each installment that is paid past the due date. [Note: $\$425 \times 5\% = \21.25]

4. Architectural Control Committee Report

- Sarah / Clay / Terry

- a. Tree request from Liliana was approved.
- b. Received 2 concrete slab requests from at Leonides at 3732 Dorset way. One to repair/widen the driveway parking and another for a shed. Terry to check shed specs. and talk to Sarah about discussing requests as a committee.
- c. Received Gwen McKenzie-Hatcher's new home plans at **3705?** Danesborough Dr.
- d. Sarah's new tree request form was posted in the ACC page under committee tab

5. Recreation Committee Report

- Casey / Sarah / Carlos

- a. The next event is Easter Egg Hunt in April. Dawn to follow-up with Casey and Sarah. Casey has plastic eggs and games used. Just discuss a plan at next working meeting.

6. Nominations Committee Report

- Marisol / Sam / Carlos

- a. Update or 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.
 - At the Jan quarterly meeting the directors voted to locate at the tennis park
 - Coordinated a director's walk-thru park and decided on better location for 8'x12' shed Dawn, Brian, Liliana and Carlos were present.
 - Getting a quote to have a concrete slab as a base.
Carlos check if adding Electricity connection vs. generator is best option Jonathan W. Terry briefed history of water and electric cancelations in 2017.
- b. HOA IT Updates Clay
 - Marisol to become the HOA Webmaster after training from **Clay**. Sam to assist.
 - Need HEHApresident@gmail.com and HEHAVicepresident@gmail.com to be accessed by Dawn and Marisol, respectively.
Google Drive share with HEHAassist@gmail.com Carlos to do with Liliana.
 - Terry: Dawn have any questions? **Clay** helped set-up president email.
Will contact Terry for early history.

Road Fund will be managed by Sam from Clay. Ask for intro to Richard.

*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.

Adjourn if not needed.

Meeting ended at 8:07 p.m.

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