

**HUNTINGTON ESTATES HOA - MINUTES**  
**JANUARY 9, 2019 @ 7:00 p.m.**  
**1st QUARTER BOARD MEETING**  
**Location: FELLOWSHIP BAPTIST CHURCH**  
**3705 N. Monroe Street**  
**Tallahassee, FL 32303**

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**Members in Attendance:** (3 people) Nick Calabro (as out-going treasurer), Pat Page and Kelly Russell.

Five current Board of Directors ([terms ending 2019](#)), Jon Holtom, Terry Maier, Wes Robinson, Debbie Page, & Bill Lowman. Four newly elected directors (2019 - 2020 term), who are: Clay Whitiker, Travis Johnson, Sam Marshall and Candy Strand ([not in attendance due to family emergency](#)).

The meeting was opened by current president Jon Holtom at approximately 7:15 p.m. after waiting unsuccessfully for additional members to arrive. The newly elected Board members were recognized and welcomed.

The first order of business was to elect new officers for 2019. The floor was opened for nominations for officers.

In her absence, **Candy Strand** was unanimously nominated and approved by the members of the board to continue serving as Secretary for 2019. All were very complimentary of Candy's effort and the excellent job she did for 2018!

**Jon Holtom** was also unanimously nominated and approved by the Board to continue as President for 2019.

Jon then nominated **Clay Whitiker** for Treasurer. Clay willingly accepted the nomination and after a brief discussion to see if anyone else was interested (they weren't), Clay was unanimously approved.

Terry Maier then nominated **Travis Johnson** for Vice President. Again, after a brief discussion to see if Travis was willing and if anyone else wanted to volunteer (again no takers), Travis was unanimously approved.

Next order of business was to open the floor to seek volunteers for the six standing committees. Since there were only 2 members in the audience, we were not able to fill the committees. Therefore, we discussed and assigned committee chairpersons. The chairs will be responsible for reaching out to members to find additional committee members. Who we have so far are as follows:

NOMINATIONS: Sam Marshall (chair)

RECREATION: Debbie Page (chair), Kelley Russell

MAINTENANCE: Jon Holtom (chair), Terry Maier, Bill Lowman

ARCHITECTURAL CONTROL: Terry Maier (chair), Jon Holtom, Travis Johnson, Sam Marshall

PUBLIC RELATIONS: Candy Strand (chair), Clay Whitiker,

AUDIT: Nick Calabro (chair), Clay Whitiker (ex-officio)

Many more member volunteers will be needed to fill out these committees!

**OLD BUSINESS**

Development of required guidelines for the ACC to follow when responding to members requests for detached structures/property improvements. Jon presented a draft of guidelines to get the conversation started, which was a formalization of the discussion he had on the need for guidelines at previous meetings in 2018. A lively discussion was had about what the guidelines should look like, how detailed they should really be, and when the right time is to impose them. The Board members agreed to provide their comments

to the ACC no later than one week from the meeting. With the expectation that the ACC would then get together and finalize the guidelines after considering varying ideas.

NEW BUSINESS

MRTA. A discussion was held for the benefit of the new members about the need to revitalize our C&Rs to be in compliance with the Florida Statutes. The Board explored the requirements and process for completing the revitalization during 2018 and received an estimate from the association attorney that it would likely cost us between \$6,000 and \$8,000. The audit committee included \$8,000 in the 2019 budget for the costs associated with the revitalization. However, a revitalization requires the approval of the members prior to submitting the complete package to the Office of Economic Opportunity for review and state approval. It was the decision of the Board to make sure that the members were all in favor of pursuing the revitalization prior to committing any additional funds to start the process. It was determined that a special members meeting would be scheduled to provide a forum for answering any questions the members may have and to conduct a vote to obtain their approval prior to spending their money.

\*\* To avoid the need for another Board meeting to approve the expenditure after obtaining member approval, Jon made a motion for the Board to vote to approve spending the money to revitalize contingent upon member approval. Travis Johnson seconded the motion and the motion passed unanimously.

Also, as an update for the new members, a discussion regarding the need to raise the dues to be able to pay for the road resurfacing was held. The research last year showed us that if we were to resurface the roads today, it would cost us approximately \$300,000, and that we should be able to get by for about 5 more years before we would need to resurface. Since we only have about half the needed money saved up since the roads were last resurfaced close to 30 years ago, we will clearly never reach the needed amount in the next 5 years. We will need to raise approximately \$150,000 before we can think about resurfacing. This equates to approximately an extra \$200 in dues from each property for the next 5 years  $[(\$125(\text{current}) \times 91 \times 5) + (\$200 \times 91 \times 5) = \$147,875]$ . Clay and Travis suggested making a graph to show the members in a picture to help them better understand.

It was decided that we would go ahead and discuss the dues increase at the special members meeting for revitalization and attempt to secure the necessary vote to approve raising the dues at that time. It was understood that we would not be able to formally file the approved increase until after the revitalization was completed, but that this would give the members as much time as possible to prepare for the increase starting in 2020.

Terry discussed information he obtained from the City utilities about the possibility of getting our water mains replaced prior to having our roads paved. It will be a long process, so we will need to start now to keep reminding them we would like this completed prior to paving.

Terry also let the Board know that keeping the water turned on at the tennis courts costs us approximately \$20 per month. Considering we have used less than 100 gallons in the past 10 years, he suggested we turn off the water and get the meter off our utility bill. There is no charge to disconnect the water and a \$20 charge if we ever wish to turn it back on. Terry made a motion to turn off the water, Wes(?) seconded the motion, and the motion passed unanimously. Jon will contact the city to have the meter turned off.

Lastly, it was mentioned that the association registration needs to be resubmitted with approximately a \$65 fee for the annual registration. Jon will work with Candy and Clay to get this completed and paid for.

**Meeting adjourned approximately 9:00 p.m.**