

Huntington Estates HOA - Minutes
April 9, 2019 @ 7:00 p.m.
2nd Quarter Board Meeting
Location: Fellowship Baptist Church
3705 N. Monroe Street
Tallahassee, FL 32303

Car
APPROVED
7:07 pm
7/9/19

Members in attendance: Matthew Samford, Pat Page, JuDee Dawkins, Barbara Hudson

Board of Directors in attendance: Jon Holtom (pres.), Clay Whitaker (treas.), Candy Strand (secretary), Debbie Page, Wes Robinson, Terry Maier, Bill Lowman, Grant Kimball* (filling Travis Johnson vacancy). Sam Marshall not in attendance due to emergency. *Grant arrived about 7:28 p.m.

The meeting was opened by current president Jon Holtom at approximately 7:07 p.m. First order of business was to review and approve the January 9, 2019 Minutes, also the November 2018 Annual Members Meeting Minutes. Candy explained how she sent a draft of the minutes to Jon for his newsletter, then accidentally deleted the minutes (as had he!). Everyone agreed the newsletter covered thoroughly the matters of business conducted in November. Candy motioned, Bill seconded, ALL 7 approved November 2018 and January 2019 Minutes.

Travis Johnson moved to another state due to a career opportunity. We were sad to say good-bye to his short residency here! Next in line from the November 2018 annual vote was Marisol Roberts, then Grant Kimball. Marisol declined at this time, but we're very happy Grant agreed to serve on the board! Now it was time to nominate someone to replace Travis as vice president. Candy nominated Terry. Candy motioned, Bill seconded, ALL 7 approved Terry Maier as vice president.

Next order of business was to confirm all new 2019 Board members have signed the required Certification form ensuring they fully understand our governing documents and will uphold such documents and policies faithfully.

Clay offered to complete 2019 Non-Profit Corporation with the state before the end of the week, listing all appropriate officers, registered agent & location. (On record 4/14/19)

Treasurer's Report: Handed out graphs and Raymond James/SunTrust balance info to those in attendance. The 2018 and current 2019 board have saved the association thousands of dollars between legal expenses, utilities and misc. Clay wanted members to see we have the possibility of greater gains towards the road fund if we invest in conservative means, such as CD's. Also, collecting the annual assessments timely and/or raising annual assessments. The earnings in RJ are so minimal that the board would like to consider alternatives, while staying conservative. CD's seems like a reasonable option. Candy, with Terry agreeing, mentioned that Clay has done an excellent job as treasurer and making everything very visible for all to see and understand. Clay will also be looking into taxes the association may need to file (2017 on).

Committee Reports:

Nominations (Ch: Sam, Barbara Hudson & Marisol Roberts) - nothing to report at this time, however, we need more members willing to volunteer on this committee.

Recreation (Ch: Debbie, Kelly Russell, Jordan Pearlman, Candy) - Debbie had sent out inquiry to committee about planning another Easter Egg Hunt or such. Candy was concerned not enough time to plan properly, but also wasn't sure about how to get word out to all the members. Last year was small turn-out and some people didn't show up, so lots of work and donations made for lukewarm results. Committee decided to meet or discuss further possibilities in a few days or so. Ideas for bringing the neighbors together: Pot lucks have always been good, game nights throughout the year, holiday parties... parents and grandparents have little kids wanting to meet other children in the neighborhood... Meeting was called by Debbie for Saturday April 13th.

Maintenance (Ch: Jon, Terry, Bill, Clay, Scott & Candy) - Candy reported that Scott had cut down banana trees and weedy-whacked at the Carrington entrance. It was suggested that at the next quarterly meeting the board address funds for landscaping and maintaining that entrance, which should be easy to maintain, low water, low growing perennials. Members were advised to think about the kinds of plants they'd want to see there and let the board know. Terry replaced bulbs and put up downed signage at the Danesborough entrance.

Storm drains remain an issue for lot owners, some do not keep the drain on their property free of debris. Candy suggested a golf cart with a trailer would be a great way to collect all that "gold with worms" to use in our own yards or in the association garden(s). Clay will look into budget and determine how much has been set aside in past for planting/maintaining the entrance(s). Candy suggested that when it comes time to resurface the roads, perhaps remove the island on Danesborough Drive? Seems to be an inconvenience for owners whose driveway is near it, but others believe the island is protecting the live oaks and creates a nice ambience to the neighborhood.

Architectural Control Committee (Ch: Terry, Wes, Jon & Grant) - It was decided that the ACC only needed 3-4 volunteers. Both Clay & Sam were willing to remove their names. Terry reported that the Vaughn property had front porch screened in and a removeable barrier placed along their concrete pad. Work trucks and strangers were using the pad for turning or parking, although it was private property.

Public Relations (Ch: Candy, Clay) - Candy was sorry she had nothing significant to report. Due to circumstances beyond her control, she hadn't time to commit to this until recently. Candy said she'd like to combine forces with the Recreation Committee and develop relationships throughout the neighborhood that foster goodwill and fond memories amongst the members. Knowing there are singles, families and widows living in the neighborhood, how could we come together to be helpful and caring towards each other? What can we do to give the neighborhood a good reputation and be desirable to the next homeowner? Candy suggested that after the MRTA process, she's "all in" and Debbie agreed she'd be, too.

Audit (Ch: Nic Calabro, Clay Whitaker (ex-officio)) - nothing to report, and statute does not require annual audits when income is less than \$150,000.00, which is the case with HEHA.

OLD BUSINESS:

Jon addressed the Marketable Records Title Act and how this affects our covenants and restrictions briefly, for the benefit of new neighbor, Matthew Samford. He discussed the process we must go through, the timeline, and confirmed that the neighborhood would suffer greatly if we do not "refresh" our C&R's. Mr. Samford was not aware he owns his property to the middle of the road. We suspect a lot of members are not clear on that matter of fact! Our annual assessments were meant to help pay for these roads that each one of us owns a small part of, yet, we need as a whole community and to be collectively invested in. 51% of the membership (46 owners) must agree to revitalize our C&R's. The MRTA packages were brought to the meeting with the expectation they'd get mailed in the next 24-48 hours, hand-delivered to anyone present at the meeting, if they opted to receive it that way. When inspecting the package for all proper documentation, it became clear that an amendment recorded in 1985 establishing the road fund was not included. Also, Clay believed the legal descriptions of each lot owner (seperate from just a plat map) needed to be included from the Leon County Property Appraiser site. This was confirmed the following day, added to the packages and all packages mailed on April 11, 2019. Those who received their packages at the meeting were provided copies of the amendment and legal descriptions of all subject properties. The Board resolved itself to save the association as much as possible and we believe we can accomplish the same as the attorneys for a fraction of the cost! That's money that can go towards the road fund instead.

Matthew brought up that several of the neighbors have told him there are no sheds allowed, while others say they are. Board members are divided on this very issue! Terry, as the ACC chair, was not comfortable moving ahead with approving any request(s) for sheds or other detached structure(s), with or without written guidelines, unless he had it in writing from the law firm representing our association, that our C&R's DO allow them (with ACC approval first). Though Jon and Candy didn't believe this was necessary based on past history with other members and the Association, especially after what that cost all parties, including recordings Candy has of attorneys Peter Dunbar (May 2012), Louis Caplan & Karl Scheurmann (July 2018), who all stated that indeed our C&R's allow outbuildings (aka detached structures). Most, if not all improvements, should be submitted to the ACC for approval first, which we all agree on. Terry offered to pay the law firm for this request, as he felt he'd been rejected or unheard for many months now. Jon was under the impression that at the January board meeting the consensus was that all agreed outbuildings are allowed, many members are wanting outbuildings for a variety of reasons, and it was our responsibility to develop reasonable guidelines based on a combination of county code and our C&R's. Wes weighed in. He explained the importance of this and that not to have that documented as a legally binding document could leave Terry and all of us vulnerable to being sued. Candy made a motion to have the law firm review and give a written statement that would be binding (either way), provided they could do so for \$500.00 or less, at the expense of the Association. Wes Robinson seconded. 7 approved, 1 (Jon) did not. (Jon did take time to explain to Matthew the importance of written guidelines, nonetheless.)

Clay discussed progress on the Association Web Page development. The website address is <http://huntingtonestateshoa.org>. Clay is still working on the webpage, however, he welcomes input from others, including some nice pictures to add. He's done an excellent job with posting our governing documents, copies of minutes, newsletters, posting the map of the subdivision of which owners can click on individual parcels connected through google maps. We'd have the opportunity to take neighborhood surveys, as well, *and more*. Everyone agreed that Clay has once again provided the Association a birds-eye view of what the Board is striving to do to be inclusive and allow the membership every opportunity to be involved and aware of what their Board is doing on their behalf.

Discussion about the future cost of road resurfacing, due in approximately 5 years max, has been discussed ad nauseam for years now. Thanks to Terry, the Association has some real figures to consider and make arrangements to plan for regarding our "Road Fund", which is invested through Raymond James. All the directors know we have a dilemma, which is, we won't have enough funds to cover the expense between the current amount of annual dues assessed (\$400.00 yr.) and the minimal interest earned in the manner of which our road funds have and are currently invested. The Association has suffered great loss of road funds since 2010 and now, due to frivolous legal actions (sheds/family daycare) and the fact that 4 homeowners have not paid any of their annual assessments in 5 years or more! Another homeowner is always 2 years in arrears. A lot of association funds have already been spent in years past seeking liens and/or legal action against 2 of these lots in particular that are more than 9 years in arrears. While some directors believe we will be forced to raise each property owners annual assessment and this needs to be voted on as soon as possible, there are others that believe this is not the [only] way to gain those funds. Candy read ByLaws Article III, Section 2: "Each owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments, to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due." Candy stated she has an obligation as a board member to collect those monies from those Lot owners first, including the interest accrued through the years and any other fees the Association is allowed. To live in Huntington Estates means you need to afford a minimum of \$400.00 per year *right now* in addition to your mortgage and misc. However, due to inflation, every homeowner will have to expect those assessments to increase every few years, especially considering we own our roads. A one-time [large] assessment is always a possibility, too. There is division over how we accomplish our goal for planning this upcoming expense of \$300,000+ for road resurfacing. Candy suggested we address this again at the July board meeting, after we learn results of MRTA. Raising dues requires a vote and all is moot until we revitalize. All agreed to table this topic.

NEW BUSINESS: Candy wanted all members to know that the Secretary must have the name and contact information for any renters in the neighborhood, even if it means communication is strictly through a management group.

Meeting ADJOURNED 9:30 p.m.

(Next quarterly meeting is Tuesday, July 9th at 7:00 p.m. same location. Possible potluck before meeting.)