

HUNTINGTON HOMEOWNERS ASSOCIATION
BOD MEETING MINUTES
Tuesday, August 6, 2019
Sentry Management Office
2605 Enterprise Rd. E., Suite 200
Clearwater, FL 33759
Minutes

Call to Order, Quorum verification

The meeting was called to order at 6:02 PM. Board members present were Nancy Caplan, Sol Fishman, Jim Woods, Sue Ulrey, Steve Puskas, Richard Van Peer, Frank Casagni, and Deidre Donnelly. Fred Bohenek was absent. 4 Homeowners were also present.

Cindy Alexopoulos, LCAM of Sentry Management was present and acted as recording secretary.

Proof of Notice

The meeting notice was mailed out in accordance with the documents.

Consideration of the Minutes from the Previous Meeting

Motion by Steve to accept the minutes of the previous meeting as revised and seconded by Nancy. The **motion** carried unanimously.

Officer Reports

President – Sue went over what will be covered in tonight’s meeting; including the wall, water bill (repairs done), ARC approvals, mud in fountain/pond – Steve explained there was clay in pond # 1 from construction across the street. Steve met with GA Nichols and they may be able to filter the clay. They will quote this and provide a quote for dredging & new pump, if necessary. Safety Harbor will assist with obtaining reimbursement from contractor across the street.

Treasurer – Jim went over the balance sheet and revenue & expense. He asked to verify if the fountain repairs in June were paid from reserves (they should be) and if not, correct the COA. Also check Chad Irrigation invoice to be sure it is coded from reserves. We will also need to monitor the water bill.

Management Report – Cindy went over the report. Nancy explained that lot 40 will have roof cleaned on 8/15/19. When wall work is being done, manager must notify affected homeowners. Board would like confirmation brick from wall that fell will be cleaned up next week.

Unfinished Business

Tree Trimming Proposals – Discussion took place. Frank made a **motion** and Nancy seconded to approve the quote from O’Neil’s for tree trimming with a revision to remove the trimming & cuts around the streetlamps. This should reduce the price. The **motion carried**. The Board directed to first send a letter to all homeowners explaining this is a one-time only expenditure for the association and this is being done to prevent further damage to city trucks. The letter should be drafted and sent to Sue for approval before going out.

Brick Wall Repair Update – The Board discussed the quote and scope of work and understand more quotes are to come. It was suggested to obtain cost to replace with a fence that appears to look like a wall (composite). The Board would like to explore all options. They would also like quotes to include a timeframe for completion.

Sewer Pipe Repair – The Board discussed this issue and want to have Sue & Ryan (homeowner) meet with Ben Rabin to go over a list of items to be clarified for responsibility from the attorney. The list will need to be compiled and approved but should include a responsibility opinion/recommendation on the stream, stream beds, drainage (water vs. sewer), utilities, ponds, violations & fining, options to address violations, etc.

HUNTINGTON HOMEOWNERS ASSOCIATION
BOD MEETING MINUTES
Tuesday, August 6, 2019
Sentry Management Office
2605 Enterprise Rd. E., Suite 200
Clearwater, FL 33759
Minutes

New Business

Gate – the Board directed to get quote to add a decal scanner for entry.

Front wall – lights are on too long and during the day. Will have an electrician check timer boxes to correct.

Davey/Irrigation Issues – the Board wants Davey to reimburse for irrigation issues. The Board directed to gather all the information pertaining to the leaks and repairs. Then coordinate a meeting with the Board and Davey to negotiate these costs.

Has the city reduced the water bills due to the irrigation repairs causing the high water usage?
Management will check this.

Date and place next Board meeting

Tuesday, September 24, 2019 at 6:00PM at the Sentry Office. This will be the **budget** meeting.

Adjournment

Motion by Frank to adjourn the meeting and seconded by Steve. The **motion** carried unanimously. The meeting adjourned at 7:42pm.

Respectfully submitted,
Cindy Alexopoulos, LCAM

HUNTINGTON HOMEOWNERS ASSOCIATION

BOD MEETING MINUTES

Tuesday, August 6, 2019

Sentry Management Office

2605 Enterprise Rd. E., Suite 200

Clearwater, FL 33759

Minutes