

**HUNTINGTON HOMEOWNERS ASSOCIATION
ORGANIZATIONAL & BOD MEETING MINUTES**

Tuesday, January 22, 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 6:10 PM. Board members present were Steve Puskas, Frank Casagni, Jim Woods, Sue Ulrey, Fred Bohenek, Sol Fishman, and Richard Van Peer. Nancy Caplan and Phil Farthing, was absent.

John Browne, LCAM of Sentry Management was also present and acted as recording secretary.

Proof of Notice

The meeting notice was mailed out.

Consideration of the Minutes from the Previous Meeting

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

Nomination of Board Officers

Since there was lack of a quorum to hold the Annual Meeting (17 votes required for a quorum including proxies and attendance) there was no election. The following motions were made for Board Officers:

- **Motion** by Steve to nominate Sue as President and seconded by Jim. The **motion** carried unanimously.
- **Motion** by Frank to nominate Steve as Vice President and seconded by Jim. The **motion** carried unanimously.
- **Motion** by Steve to nominate Jim as Treasurer and seconded by Sue. The **motion** carried unanimously.
- **Motion** by Steve to nominate Frank as Secretary and seconded by Sue. The **motion** carried unanimously.

The Board requested that anybody wishing to join the Board for 2019 should send an email with their request to be considered and to include a brief bio so the board can choose at the next meeting.

Unfinished Business

Water Usage – The findings of no leak at the fountain equipment was discussed. It was noted that the account was confirmed with the City of Safety Harbor that it is an irrigation only account. Jim discussed his water meter readings.

Pond Restoration – Completed and the dissatisfaction with the dirt removal was passed onto them.

Gate Programming – John was asked to get a second opinion on being able to program the systems built into some cars to be able to open the gates.

Gate Remotes – **Motion** by Steve to raise the price of the gate remotes to \$35 each and seconded by Jim. The **motion** carried unanimously.

Electric and Cable Boxes – John was instructed to send letters to residents at the electrical transformer boxes to contact Duke Energy to have them cleaned, repainted or replaced.

Wall Repairs – **Motion** by Jim to accept proposal from Florida Pro-Tech Painting to repair and repaint the wall at 2403 Huntington Blvd. for \$1,370.00 and seconded by Sal. The **motion** carried unanimously.

Violation Letters to Owners – It was requested that the sample letters be emailed to the Board members again. The Board requested that all third notice violations (V3) go to the owners via certified mail.

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New Business

Leak Detection – I Find Leaks is to be on-site Thursday, Steve has asked to be notified when they are on-site.

Pond 1's Fountain Repairs -- Motion by Jim to accept the proposal from Architectural Fountains to replace the motor, etc. for \$1,243.00 and seconded by Sal. The **motion** carried unanimously

Worker's Compensation Insurance – The options proposed were discussed and consensus of the Board was to keep the same coverage as it has had.

Old Landscaping Lights – All of the lights that are behind the wall were removed and conduit properly capped off for safety and possible future use.

Date and place next Board meeting

Tuesday, March 12, 2019 at 6:00PM at the Sentry Office

Adjournment

Motion by Steve to adjourn the meeting and seconded by Jim. The **motion** carried unanimously. The meeting adjourned at 7:20pm.

Respectfully submitted,

John Browne, LCAM

Property Manager, Sentry Management