

**HUNTINGTON HOMEOWNERS ASSOCIATION**  
**BOD MEETING MINUTES**  
**Thursday, July 2, 2020**  
Go To Meeting  
**Minutes**

In Attendance:

Sue Ulrey  
Frank Casagni  
Jim Woods  
Robin Zymroz  
Sol Fishman  
Nancy Caplan  
Rebecca Fink  
Richard Van Peer  
Steve Shevlin  
Tim McLaughlin  
Alexander Adducci  
Chad Errett  
2 call in users – not announced

Call to order 6:16pm  
Board quorum established.

President explained that the ByLaws Articles IV Section 9 reflects that the homeowners shall receive notice of BOD meetings 7 days in advance except in the case of an emergency. The documents are silent on what the requirements are and what constitutes an emergency. In absence of that we look to the Florida Statute Chapter 720.303(2) (c) and allows the Board to proceed with 48 hours' notice. The notices were posted accordingly and included the purpose of the meeting.

The rationale for this being an emergency was laid out by the President. It is not uncommon when large construction projects are undertaken that significant problems occur requiring a decision to be made timely. Thus, it was deemed necessary for the Board to have to meet and not wait till the next Board meeting scheduled in a month's time. The factors that were considered were the significance of the cost, the work having started and a pause till July 28<sup>th</sup> would cause significant delays, there was no contingency in the previously approved contract, so Board approval was needed v President could make decision and move forward, and the walls had been torn down so there is minimal protection and a gaping hole at that end of the property which would stay like that till a decision was made.

The President stated that if these were the criteria for an emergency. If anyone disagreed then please say so and we will stop the meeting and wait till July 28<sup>th</sup>. There were no objections and the Board and attendees agreed wall repair amendment considered an emergency meeting.

The Board Member liaising with the Vendor explained that the reason for the contract amendment was to include work necessary to address unexpected issues with the wall construction not previously identified and addressed in original contract.

1. One stucco section of the wall at the end of the driveway to 1616 Huntington Place is bulging and no longer adhered to the concrete block.
2. Brick pillars are compromised on all sides; bricks falling off. Mott's Construction is proposing a less expensive way to repair the pillars using stucco for the main column and brick on the cap.

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The initial Change order submitted was for \$16,920. With the suggestions there could be a way to reduce the cost to \$12,920.

Motion to approve proposal with stucco on pillars with an amended estimate of \$12,920.00  
Motion seconded.

All favor, approved. No Nays. Motion Passed. ACTION ITEM: Robin to work with vendor to revised their Statement of Work and to take account of the questions raised by the Treasurer. Vendor to also be made aware that we do not expect to have further surprises.

Request for Information made to see who had filled up the vendor's dumpster with tree limbs. This cost will fall on HOA unless we can identify the vendor that used it. Find cost to empty large dumpster – someone/vendor filled up with yard waste, not vendor doing wall. ACTION ITEM: President to ask Sentry to send an Email blast to not use dumpster and to see if anyone aware of who filled it and request to look at the entry cameras.

Adjourn 6:52pm.

Respectfully submitted,  
Ashley Chiorando