

**Huntington Homeowners Association of Pinellas County, Inc.**

Board Meeting

**Tuesday, April 27, 2021 at 6:00PM**

Zoom Meeting

**Join Zoom Meeting:**

**<https://manatt.zoom.us/j/91244082705>**

MINUTES

1. Call to Order- Quorum verification - The meeting was called to order at 6:02 PM. Board members present were Sue Ulrey, Frank Casagni, Robin Zymroz, Brian Conlon, Diane Spaulding, Sol Fishman and Rebecca Fink. Nancy Caplan was absent. Cindy Alexopoulos represented Sentry Management. Some homeowners were also present via online.
2. Consideration of minutes of previous meeting – Robin made a motion to approve 2/23/2021 minutes as presented. Brian seconded and the motion carried.
3. Officer Reports
  - a) President – Sue went over issues:
    - a. New landscapers will start May 1<sup>st</sup> (Westcoast). Robin walked with them to ensure proper coverage of all areas.
    - b. Robin explained that pond # 2 has overgrown area which will need to be addressed. The cleanup was quoted as \$525. Robin made a motion to approve having this cleanup completed for \$525. Brian seconded and the motion carried.
    - c. Pond # 1 – Sue explained she will file a formal complaint regarding the effects the construction has had including clarity and silt buildup. The case with the city was closed with the developer. The Board will take photos of how the pond looks now and then again when the rainy season begins.
  - b) Treasurer – In Nancy’s absence, Sue went over the March financial.
    - a. Collection Policy – The Board agreed to keep the current policy in place: 60 days ITL, then 45 days, lien. Cindy will send form for file.
  - c) ARC Update – Nancy (absent) – Sue indicated approvals for 2416 Huntington for landscaping, lot 49 for fence, and 1610 Hampton Ct. cannot paint same color. 2406 Huntington – need to landscape when completed and obstruct view from street. Discussion took place indicating work was not done. Still no application received. Will send letter with Welcome Packet to ensure they send application (2406 Huntington Blvd).
  - d) Nominating Committee – Rebecca & Sol; Rebecca indicated Lisa Margarone was willing to join the Board to fill the open position. Rebecca made a motion to appoint Lisa to the Board. Robin seconded and the motion carried.
  - e) Management Report – report is attached.

4. Unfinished Business
  - a) Wall maintenance – Frank went over the issues with the wall (leaning, cracks, etc.) and explained the report to come will address these issues.
  - b) Sidewalk maintenance – The issue on Hampton Court was finally fixed and approved by the City of Safety Harbor. The invoice was sent to the owner. Follow up will be done.
5. New Business – see above in President’s Report
6. Open (Homeowners Forum) – There will be follow up with Action Electrical regarding the entry lights for an update. Sidewalk maintenance will be added to the next meeting agenda (to include safety standards).
7. Next Board Meeting June 15, 2021 at 6 PM
8. Adjournment – 7:25 PM
9. Executive Session – 7:25 PM – see attached (final adjournment at 7:39 PM)