

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Tuesday, August 24, 2021 at 6:00PM

Microsoft Teams Meeting

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 6:07 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Brian Conlon, Nancy Kaplan, Diane Spaulding and Rebecca Fink.
2. **Consideration of minutes of previous meeting** – Nancy Kaplan made a *motion*, seconded by Robin Zymroz to approve the minutes from the June 22nd Board meeting and executive session. *Each Director present voted in favor; the motion passed unanimously upon the change on #6 to remove brief discussion.*
3. **Officer Reports**
 - a) President – Sue went over issues:
 - 1) Raven Parker to advise the responsibility of the easement area and any degradation Homeowner have done.
 - 2) There is a lot of movement within the community for move-ins/move-outs. 4 new Homeowners, welcome to the neighborhood. Nancy made brownies, will so a social to welcome to the neighborhood.
 - b) Treasurer – Nancy reviewed the July financial report.
 - c) ARC Update – Nancy Kaplan reported:
 - 1) ARC update request for Sentry to send
 - 2) Request ARC Plan – Lisa Margarone
 - 3) Lot 48 – complete renovation, had contractor problems and will be done in the next 90 days. Paine, stucco, will send ARC application.
 - d) Management Report – report is attached. Would like the previous work order management report going forward.
4. **Unfinished Business**
 - a) **Wall maintenance** – Robin reported the Wall Committee met late July and paired off to do inventory of the wall looking at all 4 sides with spreadsheet to document the condition of the walls.
 - 1) Nancy and Frank are working with the engineers – 3 buckets: stability repair, replacement, cosmetic repair. Quoting.
 - 2) Contacting the City of Safety Harbor for the 5k Beatification Project.
 - b) **Pavement Quotes** – Requesting pavement quotes for 2022.
 - c) Lights on Enterprise – check dusk to dawn switch.

- d) **Lights along Greenspring** – The Board would like the vendor who did the electrical light work on Greensprings to come back out to remove the lights that are not working.

5. **New Business**

- a) **Guard Gate** – quotes on repair
- b) **Protocol for vendors, others being on homeowner property** – Written permission should be received from homeowners anytime a vendor of the association's needs to access their property.
- c) **Emergency/Hurricane Protocols Revised** – Will provide a protocol for emergency/hurricane.

6. **Open (Homeowners Forum)**

- a) Service providers (Pool Company) no weekend service or construction.
- b) Please be aware of your speed down Hampton Lane.
- c) Look into removing vendor access on Saturday/ Sunday in gate system.
- d) Follow up on green algae in the fountain pool area.
- e) Reminder to keep your pets on leashes and please pick up after your pets.
- f) Electrician to put the lights on a timer

6. Next Board Meeting – September 2021

7. Adjournment – 7:09 PM

8. Executive Session – 7:10 PM – see attached (final adjournment at 7:36 PM)