

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Tuesday, February 23, 2021 at 6:00PM

Zoom Meeting

Topic: Huntington Board Meeting

Time: This is a recurring 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, Nancy Caplan, Frank Casagni, Robin Zymroz, Brian Conlon, Diane Spaulding, and Rebecca Fink. Sol Fishman was absent. Cindy Alexopoulos represented Sentry Management. Some homeowners were also present via online.
2. Consideration of minutes of previous meeting – Sue made a motion to approve 11/17/2020 minutes with revisions. Frank seconded and the motion carried.
3. Officer Reports
 - a) President – Sue went over issues:
 - a. Paint color at 1610 Hampton Ct – this lot is under contract for sale. The buyer was informed that the house color was not approved by the ARC & request that the buyer submit a completed ARC form prior to repainting. The buyer was given the ARC form and agreed to complete and submit prior to next painting.
 - b. Some HOA members indicate coupons have not been received. These have been re-ordered & any interest fees waived.
 - c. Vendor gate access is being worked on to update information.
 - d. Violation issues are being addressed by the city (Lot 12).
 - e. Dead palm tree was removed from common area pond 3.
 - b) Treasurer – Nancy went over the January financial.
 - c) ARC Update – 2406 Huntington – cement slab has not been approved but city permit was issued (#21-0238). Owner has indicated they would send application in but not received yet. A vinyl fence for 2417 Huntington Blvd. was not approved but suggestion was to plant hedges. Nancy & Todd will discuss this with the owner requesting the fence.
 - d) Management Report – report is attached. Cindy will add Nominating Committee to agenda reports.
4. Unfinished Business
 - a) Safety Harbor city violation resolution update – PLS is scheduling to replace sidewalk in Hampton Court (less than \$4,000). This amount will be billed to the homeowner.
 - b) Landscaping – the Board discussed the quotes and summary. Sue made a motion and Nancy seconded to approve executing the Westcoast contract (subject to reference checks-Robin & Cindy), to begin May 1, 2021. Davey will be given a 60-day notice. Southern would be the # 2

choice. The motion carried. Robyn offered to meet with the supervisor of the crew when getting started.

5. New Business

- a) Board member resignation – Diedre Donnelly resigned and this is being turned over to the nominating committee for their handling. A letter will go out to Diedre and Jim to thank them for their service.
 - b) 2406 Huntington Blvd – a letter was sent and Sue discussed application for changes with the new owner. No application for exterior modifications has been received. Cindy will check the welcome packet going out and bring a blank packet to Sue. Sue will speak to them.
 - c) Wall maintenance – Sue requested input from the Board regarding having a preventative maintenance program for the wall (caps on top of pillars, sealing, etc.) and sidewalks. The discussion took place around having an inspection done of the wall to walk the wall and propose action items for preventative maintenance and obtaining recommendations. There is significant deterioration along Green Springs. Mott’s Construction may also be asked to weigh in. Sue made a motion and Frank seconded to hire an inspector for wall to make recommendations for maintenance (up to \$3,500). The motion carried.
 - d) Sidewalk maintenance – see above
 - e) Remote cost (\$33) – charging \$25 – Sue made a motion to increase the charge from \$25 to \$40 (cost is \$33). Frank seconded and the motion carried.
6. Open (Homeowners Forum) – Rebecca indicated the lights on the wall at the entry were not timed properly and some were out (this is being addressed by Dunedin Electric). She indicated there is a tree hanging over the wall on Green Springs that belongs to Van Peer which we will address with the owner.
7. Next Board Meeting (4/27/21)
8. Adjournment – 7:52 PM
9. Executive Session – 7:52 PM – see attached (final adjournment at 8:06 PM)