

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Tuesday, June 22, 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 6:07 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Brian Conlon, Nancy Kaplan, and Rebecca Fink.
2. **Consideration of minutes of previous meeting** – Nancy Kaplan made a *motion*, seconded by Brian Conlon to approve the minutes from the April 27th Board meeting and executive session. *Each Director present voted in favor; the motion passed unanimously.*
3. **Officer Reports**
 - a) President – Sue went over issues:
 - a. The engineer report for the wall has not yet been received. A verbal summary was provided.
 - b. There is a lot of movement within the community for move-ins/move-outs.
 - b) Treasurer – Nancy reviewed the May financial report.
 - c) ARC Update – Nancy Kaplan reported:
 - a. Welcome packets need to be sent out to new owners.
 - b. Work was performed in the backyard of lot 12; no ARC on file.
 - c. Lot 42 driveway going in the next few weeks.
 - d. Lot 44 heavy equipment this weekend.
 - e. Lot 48 new mailbox
 - f. Lot 46 tree removal
 - d) Management Report – report is attached.
4. **Unfinished Business**
 - a) **Wall maintenance** – Frank worked with Geotechnical to assess the wall. Wall sustained settlement damage due to sand and loose soil. There is no fixing the soil. The report will provide guidance on wall repairs and maintenance. Rebecca and Robin volunteered to review report thoroughly and planning of next steps/options for wall replacement.
 - b) **Pond Across from Enterprise Road** – A meeting is scheduled with the contractors and city next week. Damage has occurred to the pond on right.

c) **Entry Lights** – Action Electrical came out on 5/27 to provide a bid but ultimately made the repairs. Robin Zymroz made a *motion*, seconded by Brian Conlon to approve the outstanding Action Electrical invoice. *Each Director present voted in favor; the motion passed unanimously.*

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) **Contract Renewals** – The Board would like to review a list of contracts that are up for renewal to include lead time and expiration dates.

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** – The Board would like to know what the emergency protocols are, who should be contacted. As for the gate, the gate should automatically open when the power shuts down.

d) **Pedestrian Gate Closure/Remediation** – The pedestrian gate was repaired.

6. Open (Homeowners Forum) – There were signs at the ponds once; the Board would like to know if the insurance company recommends them to be installed.

7. Next Board Meeting – August 2021

8. Adjournment – 8:10 PM

9. Executive Session – 8:10 PM – see attached (final adjournment at 7:26 PM)