

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Tuesday, October 5, 2021 at 6:00PM

Microsoft Teams Meeting

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 6:02 PM by Nancy Kaplan. 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 August 24th upon correction of the minutes listing lot number and clarifying the scope of work for the wall. Board meeting and executive session. Each Director present voted in favor; the motion passed unanimously upon the change.
3. **Officer Reports**
 - a) President –
 - 1) Welcome new Home Owner.
 - b) Treasurer – Nancy Kaplan reviewed the July financial report.
 - c) ARC Update – Nancy Kaplan reported:
 - 1) Lot 47 and Lot 27 to complete ARC applications. Lot 44 to receive ARC request approval.
 - d) Management Report – Provide Management Report.
4. **Unfinished Business**
 - a) **Wall maintenance** – Robin Zymroz reported thanking the Wall Committee for all their time and hard work. Sue Ulrey is working with GEOMAP to help identify concerns in cosmetic repair, stability repair, replacement. Working on gathering data and information to devise a strategy on wall maintenance for a 10-year plan. Robin Zymroz and Sue Ulrey are working with the City of Safety Harbor on the Beatification grant of 5k.
 - b) Lights along Green Spring and Enterprise Road – met with electrician and awaiting proposal.
 - c) Guard Gate – provided quote, asked for another quote to compare.
5. **New Business**
 - a) **Nominating Committee** – Chuck and Sol resigned from the Nominating Committee. Readdress next meeting and Rebecca is to bring 2-4 vetted Homeowners to fill those positions. In the meantime, this will revert back to the Board of Directors temporarily.
 - b) **Easement Areas** – debris built up, not blocking drainage. Provide report and share next meeting.

- c) **City of Safety Harbor water bill** – working with Chad Irrigation to find the source of the problem.
 - d) **Pool Service quotes for the fountain** – Nancy Kaplan made a motion and Robin Zymroz second the motion to keep Your Pool Cares to continue service with the \$100.00 monthly increase from \$280.00 to \$380.00 with a 30-day cancellation notice.
 - e) **Vendors in on weekends, after hours and holidays/ Yard waste** – Send an email blast reminder to Homeowners that vendors are not permitted to work on weekends or holidays, garden waste and trash bins removed promptly, and commercial trucks and trailers cannot be parked in the community.
 - f) **Sentry Management increase** – Board will quote other management companies to decide how to move forward. Looking to meet with Ashley Chiorando to request performance guarantees.
6. **Open (Homeowners Forum)**
- a) Lot 44 inquired about ARC approval.
6. Next Board Meeting – November 9th – Budget Meeting and December 7th – Annual and Board of Directors Meeting
7. Adjournment – 8:06 PM
8. Executive Session – 8:06 PM – see attached (final adjournment at 8:18 PM)