

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

**Board Meeting**

**Wednesday, April 6, 2022 at 5:00PM**

Via Zoom and at Ameri-Tech Community Management's Office

**MINUTES**

1. **Call to Order- Quorum verification** - The meeting was called to order at 5:17 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Nancy Kaplan, Rebecca Fink, Gloria Woods, Sol Fishman and Lisa Margarone.
2. **Consideration of minutes of previous meeting** – Rebecca made a MOTION to approve the November, December and February minutes with minor changes. Nancy SECONDED the motion. MOTION PASSED.
3. **Officer Reports**
  - 1) Treasurer –
    - (i) Four residents have not yet paid fees to Ameri-Tech. However, out of the four, three have reached out and are working on resolving the payment issues.
    - (ii) There have been some issues with the transition with recodes that needed to happen, but they have been corrected.
    - (iii) Currently, the financial situation is looking good with no unexpected expenses.
  - 2) President –
    - (i) The transition has been ongoing; it has taken a little longer than expected due to records not being turned over in a timely manner, but Ameri-Tech has been doing well with getting these records from previous management company.
    - (ii) Susan mentioned that due to financials coming out on the 10<sup>th</sup>, the board may want to reconsider meeting dates. Nancy said that since the preliminary numbers are supplied to her and that she has adequate information to provide to the board.
    - (iii) Susan mentioned that there had been some gate codes given out that should not have been given out. The codes that were given out, along with other temporary codes were eliminated.
    - (iv) In the next quarter the list of codes will be ~~getting~~ reviewed again.
    - (v) Susan said that at the last meeting she committed to looking into the insurance and seeing if she could find a better price for the community. She has received three proposals and there was nothing better so far, but her search continues.
    - (vi) One member of the ARC Committee resigned, leaving a vacant position. Three people put their names forward. Rebecca Fink, Steve Puskas, and Jim Zymroz. Susan nominated Jim for the position. Nancy seconded the nomination. Robin abstained from voting. Rebecca and Lisa voted in favor of Jim. Sol and Gloria voted in favor of Steve Puskas. Having received the majority of the votes JIM ZYMROZ WAS ADDED TO THE ARC COMMITTEE.
  - 3) ARC Update –

- (i) The homeowners of 2415 Huntington Blvd were present as they had received various letters regarding the condition of their home. Recently, they remedied the issues of the roof and driveway being cleaned. Various issues at the home were discussed.
  - 1. There is a drainage issue at the home. Therefore, there has not been any landscaping installed. There is an engineering report coming next week that should show how to remedy these issues.
  - 2. The mailbox has not been replaced because this will be done at the time the landscaping is installed.
  - 3. There are issues with the structure of the back wall of their home, The engineer is also looking at that issue. This along with stucco repairs and lack of contractors has prevented the painting of the home. However, there is a plan to paint the home in the next 45 days.
- (ii) 2411 Hampton Lane West was discussed at the meeting. However, the owner was not present. It was mentioned that there may be an older settlement agreement with this owner about the condition of his home.

4) Management Report – Report is attached.

#### 4. **New Business**

- a) **Tree Removal** – Susan made a **MOTION** to approve the proposal of \$995.00 of the removal of the tree that was identified as in decline by the City of Safety Harbor Arborist, Ira Padgett. The tree is located across from 1614 Huntington Place. Nancy **SECONDED** the motion. Members unanimously approved. **MOTION PASSED.**
- b) **Easement** – Susan presented information on easements in the community and supporting paperwork on these easements. Susan proposes that the Easement Working Group move forward with exploring the HOA and homeowners’ responsibilities and of the easements in the community. Nancy **MOTIONED** that the board move forward with the easement working group with the members already in place. Susan **SECONDED** the motion, **MOTION PASSED.**
- c) **Guidelines for Manager Reviews of Property** –Gloria and Rebecca provided a comprehensive list of items to review at monthly property inspections. It was decided that Jenny will begin using this list at her next inspection. After a few months, the list and feedback will be reviewed and possibly adjusted.
- d) **ARC Approval** – All issues were discussed at the beginning of the meeting, under “ARC Update.”

#### 5. **Old Business**

- a) **Fence Installation** –
  - 1. The original grant from the city expires on April 27<sup>th</sup>. However, they do recognize there is a delay due to materials.

2. A survey is required to obtain the permit. Nancy **MOTIONED** to approve the proposal for \$850.00 from David L. Smith Surveying to complete the boundary survey of 2400 Hampton Lane West. Rebecca **SECONDED** the motion. **MOTION PASSED.**
3. The unit owner at 2400 Hampton Lane West strongly opposes the removal of the wall and the installation of a fence in similar aesthetic of the adjoining neighbor. This owner says that headlights will interfere with the quiet enjoyment of his home and the property value. The owner would like a composite wall installed. The owner also said that he was upset that the board had not involved him from the beginning. Susan took exception to that and let the owner know they had attempted to make arrangements to work with the owner.
4. In an effort to keep neighborhood harmony and complete the upcoming project, Susan made a **MOTION** to look at alternatives to the fence for privacy issues, working with the owner, which could include a composite wall. Nancy **SECONDED** the motion. **MOTION PASSED.**

- b) **Irrigation** – There is old irrigation from years past that needs to be looked at and possibly removed. At the last meeting there was board approval to make repairs up to \$2,000.00. A proposal came back over \$2,000.00. Susan approved necessary work including a large break to the left of the entrance. The cost of this work was \$1575. Additional work will be reviewed and considered at a later date. The irrigation company is going to be putting the work on their schedule, but the board has not yet been given a date of repair.
- c) **Lights** – The lights are currently non cohesive and have been added to and changed over the years. Additionally, half of the lights are not currently working. Rebecca submitted two proposals for the board to review prior to the meeting. These were for entirely new lighting at the community entrance for the board to review. Nancy suggested that she would like to take additional time to look over the current lighting plan. There is a possibility of getting a grant for this work. It was decided that this was too important to rush a decision and was tabled to the next meeting.
- d) **Guard House Repairs** – This issue was tabled to the next meeting.

6. **Adjournment –7:09 PM**

7. **Open Forum-**

- a) Owner at 1600 Hampton Lane– Had concerns about communication with the residents. The board agreed they would work to improve communication.
- b) Owner at 2415 Huntington Blvd – His neighbor received the letter about the RV parked for a couple days at his home.
- c) A resident mentioned that 1609 Hampton Court has an RV parked in their driveway. It was agreed that a letter would be sent.

- d) Owner 1614 Hampton Ct - Concern about the cameras at the gates. It was decided that they would be reviewed and possibly repositioned. There was also mention that there should be an ability to view remotely. Steve Puskas may have that information.
- e) Owner of 2400 Huntington Blvd – Concern about the way a cracked sidewalk repair looks. It was agreed the board would review.
- f) Three addresses were given where trailers are parked in the driveway. That issue will be addressed at next inspection.