

# Huntington Homeowners Association of Pinellas County, Inc.

## Board Meeting

Wednesday, February 2, 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 5:00 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Brian Conlon, Nancy Kaplan, Diane Spaulding, Rebecca Fink, Gloria Woods and Sol Fishman.
2. **Consideration of minutes of previous meeting** – The minutes from the previous November and December meetings were not provided by previous management company; therefore, approving them was tabled until the next meeting.
3. **Officer Reports**
  - 1) Treasurer –Nancy visited the Ameri-Tech offices to review the financials from the transition.
    - (a) During the visit it was discovered there was a coding issue with money being paid from the operating account that should have been paid from the reserves. This issue will be corrected in the February financials.
    - (b) Nancy reported that all money had been successfully transferred.
    - (c) There was a discussion of the residents who had not yet made payment to Ameri-Tech. It was decided that no action would take place until next month on those who had not paid.
    - (d) Jenny Kidd reported that Nancy now can approve all invoices through Ameri-Tech's Cinc software.
  - 2) President – No new information to report this month
  - 3) ARC Update – No new information to report this month.
  - 4) Management Report – report is attached. There was a discussion about the reminder letters sent to residents in the association. It was decided that Rebecca would work with Gloria to draft a set of standards for the community and provide it to the board to review and approve.
4. **New Business**
  - a) **New Association Website** – Jenny showed the board members the new Huntington website. There were a few suggestions that Jenny will ask the webmaster to implement.
  - b) **Ratification of Insurance** – The insurance needed to be approved before the meeting. The insurance that was chosen was a 90% co-pay and there is no umbrella policy. Sue reviewed the policies and fixed some errors. This policy needs to be in effect for at least 25% of the policy time frame, but that does not mean that the board cannot shop for another insurance carrier. Sue mentioned that Jenny could introduce the board to any other insurance brokers she has a relationship with to do this. Rebecca made MOTION

to ratify the purchase of the insurance, Nancy SECONDED the motion. MOTION PASSED.

- c) **Wall in General, Next Steps** – There is one 50-60 foot section of the wall that the board is currently working on repairing. This section will be completed by April 27<sup>th</sup>, as this is when the Safety Harbor grant expires. The wall committee had previously identified additional areas that need to be repaired. The next step will be for the wall committee to get quotes to see where it fits in with the HOA budget.

5. **Old Business**

- a) **Fence Installation** – There is a section of wall behind 2400 Hampton Lane West that is getting replaced similar in design to what is already in place in that location. Mott's Contracting is doing the work.
- b) **Irrigation** –Irrigation issues have persisted in the common areas for several months. Per board request, quotes for monthly irrigation monitoring and maintenance were obtained. West Coast Landscape and Lawns, the current contractor, is willing to maintain the irrigation for \$65.00 a month. There will be no charge for diagnostic work, just a charge of time and material for the repairs. The second proposal was significantly higher. Robin made a MOTION to accept the proposal of \$65.00 a month for maintenance of the sprinklers; additionally, they will do the diagnosis of the system for free, provide an irrigation map, and for repairs to be done not to exceed \$2,000.00. Nancy SECONDED the motion. MOTION PASSED.
- c) **Lights** – It was mentioned that the lights at the entry would most likely be eligible for a City of Safety Harbor grant. Rebecca and Nancy will investigate getting new lights on Enterprise and Green Springs and present everything to the board at the April 6<sup>th</sup> board meeting.
- d) **Pond 3 Update** – This pond's fountain has not been working for weeks. There will be work being completed next week by Lake Doctors.
- e) **Easement Areas** – Nancy met with Renee from the City of Safety Harbor about the land by the wall, a report was provided by the city. It was reported that 10-14 years an engineering report was completed. At that time, the board did not take any action. Jenny will look through the old records to see if she can find this information. Sue recommended a committee be formed to look into the issues presented in the City's report. Sue recommended Jim Zymroz and said she will work with asking additional residents to help with this project.
- f) **Guard House Repairs** – Nancy will be looking through the paperwork to see who was approved to make repairs on the guard house and if they were paid.

6. **Adjournment – 6:40 PM**

7. **Open Forum**

- a) **2419 Huntington Blvd** – Homeowner gave the board the background on the landscaping at the front of the property that is actually on the property he owns. Reportedly, a previous board in the late 1990's approved having the landscaping installed without homeowner's knowledge. He came home one day and there was new landscaping. The

landscapers that were in the community in the past, were not maintaining the area, so homeowner started to maintain it and provide an invoice to the HOA. Prior to the landscaping installed by the HOA the homeowner was only paying to have grass cut in that area and he enjoyed the expansive look of the yard. He is now happy to have the board and West Coast maintain the area. The only thing he asks is that Cypress mulch be used and the palms not be over trimmed. The homeowner agreed to the plans being trimmed twice a year at 3 and 9, and that he will do trimming in between. West Coast Landscaping was contracted to trim the palm trees twice a year and provide pine bark mulch. West Coast does not currently buy Cypress mulch. Robin will ask West Coast to measure the area of mulch that is needed for this area and obtain a price on Cyprus mulch. The association will discuss whether reimbursement will be an option.

- b) **1610 Huntington Place** -Homeowner requested that the dead bushes in front of his house against the Enterprise wall be looked at for replacement. This is common area. The board said they will look at it as part of a larger landscape project.