

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Wednesday, June 8, 2022 at 5:00PM

Via Zoom

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 5:03 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Nancy Kaplan, Gloria Woods, Brian Conlon, Sol Fishman, Diane Spaulding and Rebecca Fink joined later.
2. **Consideration of minutes of previous meeting** – Nancy made a **MOTION** to approve the April minutes with minor changes. Gloria **SECONDED** the motion. **MOTION PASSED.**
3. **Officer Reports**
 - 1) President –
 - (i) Susan started by thanking the board members for helping in the various activities that have happened in the last few months.
 - (ii) Due to COVID some many activities have been deferred. The board is looking to re-engage in activities to get projects completed, It was requested that Jenny send an email in order to ask for community volunteers for various working groups in the community.
 - (iii) The association has been named in a lawsuit for an event that happened in 2018. There was a person who was hit while attending a graduation party in the community. The information on the lawsuit was submitted to the insurance company. The insurance company did deny the claim as the association does not carry insurance for bodily damages as an HOA cannot bodily damage. There is going to be an additional discussion about this claim later in the executive session with the attorney.
 - (iv) There are a few homes for sale in the community. One of these homes has a drainage easement issue at the home and that information has been added to the estoppel. The board is working with that homeowner to make sure the sale happens smoothly.
 - 2) Treasurer –
 - (i) Things are starting to look good now. There is only one homeowner at 90 days past due.
 - (ii) This year, there will be a review of the reserve analysis for the coming year's budget.
 - (iii) Currently, the financial situation is looking good.
 - 3) Management Report –

- (i) Report is attached.
- (ii) There was a question about the camera system being reviewed. It is not being reviewed unless there is an issue with fire, police, etc. It is not currently able to be monitored remotely. Jenny is investigating how to do this moving forward.
- (iii) Also, at this point a resident from 1609 Hampton Ct logged into the call that had been sent a violation about having a recreational vehicle on the property. Sue acknowledged that resident had logged onto the meeting. Sue asked the resident if they had anything to share beyond what had already been shared, which was that the resident was disputing the definition of the vehicle being a recreational vehicle, and that the owner who the association needed to be corresponding with was out of country. The resident did say they had moved the vehicle.

4) ARC Update –

- (i) There were two requests to the ARC.
- (ii) The homeowners of 2415 Huntington Blvd have painted their home. Nancy is going to reach back out to the owners to get an update from them about their engineer.
- (iii) The owners at 1610 Hampton Ct have started the landscaping project.
- (iv) There is a new Architectural form that was brought forth by the committee. This form was approved by the board with a couple of minor changes. Jim will make those changes to the form and send it back to Jenny to add to the association's website.
- (v) There was some discussion of the legal requirements on satellite dishes. The association requires advance approval on satellite dishes. However, they can request where the dishes are placed, and that is described in the ARC guidelines.

4. **New Business**

a) **Wall Update**

- i. The Green Springs wall was hit by a driver. The association was able to get the police report and from that police report contact the driver's insurance company. The insurance company requested a proposal for repair. Mott's Contracting was contacted due to their knowledge of the community wall. This proposal was submitted to insurance. The insurance company then requested a second proposal. The insurance company selected Mott's to do the repair as they were the lowest bidder. There was a check sent for the repairs from the driver's insurance company. Nancy made a **MOTION** to accept the check for \$\$42,540.00 from the insurance as full payment for the work to be completed Brian **SECONDED** the motion. **MOTION PASSED.** Nancy made a **MOTION** to accept the proposal from Mott's and have them start the reconstruction of the wall. Diane **SECONDED** the motion. **MOTION PASSED.**
- ii. At the last meeting the resident at 2400 Hampton Lane West had concerns about privacy from the aluminum fencing that was to be installed along Booth Blvd.

Nancy investigated composite fencing after the last wall. There are different types of composite fencing available. Wood composite is on the market, but it would most likely not be the correct fit for the community. There is a polyethylene composite fencing on the market that goes by the commercial name of SimTek. This product is sold by Home Depot and can only be installed by their professional team. The cost for 50 to 60 square feet will be approximately \$6,000.00. This fence comes with a lifetime warranty. The other option that was investigated was a precast wall. The cost for a precast wall would be \$18,500.00. The board is already locked into a contract with Mott's for \$23,633.65 which included the aluminum fencing, so whatever is done going forward would be in addition to that cost.

iii. The options presented to the board were to move forward with the \$23,633.65 proposal and an additional cost for landscaping, however, the resident was not happy with this option. The other options were to add approximately \$6,000 for an approximate total of \$30,00.00 for the SimTek wall. It would be an additional \$18,500.00 for an approximate total of \$41,000.00 for the precast option. Gloria pointed out that the landscaping would be approximately \$2,000.00, so going with the SimTek would be approximately a \$4,000.00 difference. Rebecca asked if the original materials were already purchased by Mott's. Nancy said they had been and could be used in another location. Sue pointed out that any easement area needed to be cleared. Robin pointed out that Mott's would still remove the wall. There is a tree in that area that Mott's is going to have an arborist investigate as the tree roots were the root cause of the wall deteriorating. Nancy made a **MOTION** that the SimTek be installed for a \$6,000.00 increase subject to the homeowner being happy with the SimTek if he-is-not, the association will revert to installing the aluminum fence. This is also with the understanding that the homeowner must take care of any landscaping issues in the easement area and that the association would not provide any additional landscaping with the SimTek option. Gloria **SECONDED** the motion. Robin will be the point of contact for this project to the homeowner. **MOTION PASSED.**

iv.

b) **Landscape Proposal Common Areas** – There were two proposals presented to the board from West Cost Landscape. One is the front entrance area, the other for an area on pond #2. The homeowner on the pond asked for the landscapers to include this. The board did not believe that the area on the pond was common property belonging to the HOA. It was decided that the landscaping would be on hold until after wall repairs are made. This issue was **TABELED.**

c) **Lighting presentation and discussion** – After an investigation of the current lighting, it was found that lights have been replaced over time, and currently all lights do not match. The options presented were one pier light on the call box pillar, and two cylinder lights on the guard house. The second option would be five pier lights one the call box pillar, two on either side of the words Huntington and two cylinder lights on the guard house. The third option would be eleven pier lights one the call box pillar, two on either side of

the words Huntington and lights on the pillars to the end of the wall and two cylinder lights on the guard house. These lights would all be amber to keep a consistent look, and contract the bright white lights in the fountain. The fixtures are all black. This would be in addition to ground landscaping lights at the entrance.

It was recommended by the group who worked on getting the lighting information that the board start with option two for the lighting, which would be two cylinder lights and five pier lights as additional lights can be added later. After discussion, the board chose the Courtland light fixture. The group also recommended Lightscares as the vendor for doing the project as one of the members had a positive past experience with them. Lightscares also submitted a proposal for 62 ground landscaping lights. The group recommended that the board move forward with that proposal as well. Nancy made a **MOTION** to follow the recommendations made. Rebecca **SECONDED** the motion, **MOTION PASSED.** Robin said she would take the responsibility for contacting the City of Safety Harbor about a possible grant. Rebecca will contact Lightscares and request the contract for this work.

- d) **Community Compliance** – There was some discussion of the guidelines including hurricane shutters and a timeline for shutters being on the home it was decided some additional research would be done on this item. Rebecca made a **MOTION** to accept the guidelines with the minor changes discussed. Sue **SECONDED** the motion, **MOTION PASSED.**

There was discussion of the current violation letters being sent. The board requested the wording on the letters be changed to mirror the previous letters that were sent out by the previous management company. It was also discussed that a time frame in order to correct the letter should be in each letter. It was also discussed that the final letter should include a warning that legal could be included. The escalation of letters should be consistent with a violation letter, second notice and final notice.

- e) **General Community Maintenance** – It was decided a general discussion with West Coast Landscape should take place. Additionally, Sue is looking for volunteers to speak to Mr. Zoller about the condition of his lot and what he needs to do to properly maintain the lot.

- f) **Irrigation and 2419 Mulch update** - This issue was tabled to the next meeting.

5. Old Business

- a) **Parking Space by guard shack** – This issue was tabled to the next meeting.
- b) **Term limits for ARC** – This issue was tabled to the next meeting.
- c) **Hurricane/Emergency preparedness plan** – Nancy made **MOTION** to create a hurricane and emergency working group. **MOTION PASSED.**

d) Financial Compliance – This issue was tabled to the next meeting.

6. Adjournment –6:58 PM

7. Open Forum-

a) Nothing at this time.