

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Wednesday, October 5, 2022 at 5:00PM

Ameri-tech Home Office/ Zoom

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 4:59 PM by Susan Ulrey. Board members present were Sue Ulrey, Robin Zymroz, Nancy Kaplan, Gloria Woods, Rebecca Fink, Solomon Fishman, Diane Spaulding. Brian Conlon and Lisa Margarone joined later.
2. The minutes for the previous, August meeting, were unable to be approved due to the change in management. They will be approved at the meeting in November.
3. **Officer Reports**
 - 1) President –
 - (i) Hurricane Ian update was given. Catastrophe Events Plan plan that was approved by the board was utilized. There were property inspections completed before and after the storm. Email updates were sent to the residents. Special thanks given to Steve Puskas, Jim Zymroz, and Chuck Ulrey.
 - (ii) The guardhouse roof leak is an air conditioning leak. We were able to verify this prior to the storm.
 - (iii) There are currently no updates on legal activity from previous meetings. There was a legal notice sent out for a work vehicle removal from a home. The van has since been moved, but the notice will stay in effect for now.
 - (iv) Sue is working with Sierra to go over the list of various maintenance items. Sierra is working to obtain quotes for all of these items in succession.
 - (v) There are new neighbors in the community. Sue and Nancy will welcome them and go over community expectations.
 - (vi) Lisa Margarone will be stepping down from her position. The board has the choice to appoint someone to fill position now, allowing Lisa to be removed from her duties, or wait until the election process in December, asking Lisa to fulfill her role until then.
 - 2) Treasurer –
 - (i) There were a few changes that were made on the August financials. Nancy spoke to Ameri-Tech and got them adjusted.
 - (ii) Nancy will be meeting with Sierra and the Ameri-tech team in person.
 - (iii) The wall repairs show \$54,000. However, the insurance is covering \$42,000. The actual figure is about \$11,000. This wall covers the back of Hampton Place

- (iv) We will be asking for an increase in the budget for 2023.
- (v) We currently have one homeowner late on their dues, but this was due to them receiving their coupons behind schedule.

3) Management Report –

- (i) Report is attached.
- (ii) Quote from Jenergy Air was attached for the drip pan replacement in the guardhouse. – Approved by the board (asking for additional quotes on the regular maintenance from other companies)
- (iii) Accurate Electronics provided a quote security system update. – Board is requesting additional quotes but would like to verify everything they would like to have updated. Sue suggested we put a committee together to investigate security system options.
- (iv) American Leak Detection was approved for \$350 to check the fountain leak. Setting up a time to meet with Nancy and Jim.
- (v) Sue will be working with Sierra for violations.

4) Nominating Committee –

- (i) Three documents were created by Diane, Frank, and Steve to assist with the nominating process.
- (ii) There is an application form in place.
- (iii) There was an email sent out to residents stating that there are positions open with the application form and directions to apply attached.
- (iv) There are currently three positions to be available in December.
- (v) Steve Puskas was part of the nominating committee but resigned from the committee to apply for the board.

5) ARC Update –

- (i) There were two approvals since the last meeting for solar panels and lights/ landscaping.

4. New Business

a) Wall Update -

- i. There was additional cost for wall repair from Mott's. For safety reasons and to save an additional fee from being incurred for bringing the equipment back out, Sue approved the work but brought it to the meeting to be ratified by the board. Sue made a motion to approve, and Nancy seconded.

b) Nominations -

- i. The Board made the decision to appoint Steve Puskas to fill Lisa Margarone's position.

c) Wall Committee –

- i. 2400 Hampton Lane West fence was completed on August 31st, sod was replaced, and damage to owner's property was repairs.
- ii. We have been approved the \$5000 grant from Safety Harbor.
- iii. Gloria has joined the wall committee.
- iv. The committee is currently meeting with vendors to get the complete scop of work for the repair. There will be additional updates to the board during this process.

d) Contract Review –

- i. Attached are the discussions from the contract review meeting.
- ii. Westcoast update: It is a May -May contract. The new liaison for landscaping should reach out to them in February to start updating the contract for the following year.
- iii. Management update: Changing the assignability clause, changing the termination cause content of the contract, and a service level agreement change. Sue requested the board give Gloria feedback on the contract within the next 10 days so it may be presented to Ameri-Tech.

e) Lighting Update –

- iv. The lighting has been submitted to Safety Harbor. The lighting work should be completed after the grant submission is due on October 14th.
- v. The board delayed the work to be completed until after this date.
- vi. There will be an additional cost for the light bulbs.

f) Future Meetings –

- i. Budget Meeting set for November 1st at 5:00PM
- ii. Annual Meeting set for December 7th at 5:00PM

5. **Open Forum** - Nothing at this time.

6. **Adjournment** – Meeting adjourned at 6:33 PM