

Huntington HOA of Pinellas
Minutes of the Board of Directors Budget Meeting, Board Business
Meeting, and Executive Meeting
November 7, 2023

Call To Order

The meeting was called to order by President Stephen Puskas at 5:10PM

Proof Of Notice

Proof of notice was confirmed.

Meeting Attendance

President – Stephen Puskas
Vice President – Gloria Woods
Secretary – Carol Crawford
Treasurer – Todd Leiser
Director – Brian Conlon
Director – Diane Spaulding
Director – Susan Ulrey
Director – Richard Van Peer
Director – Nancy Caplan

A Quorum of Board Members was achieved.

2024 Budget Meeting

An explanation and discussion took place regarding the proposed 2024 budget. The proposed budget was reviewed line item by line item.

Motion to approve the proposed 2024 budget with partially funded reserves by Stephen Puskas. Second by Nancy Caplan. Motion carried unanimously.

Board Business Meeting

Minutes of Previous Meeting

Motion was made by Richard Van Peer to accept the September 5, 2023, board meeting minutes as submitted. Second by Diane Spaulding. Motion carried.

Presidents Report

Stephen Puskas deferred his report as his topics will be discussed during the course of this meeting.

Treasurers Report

Todd Leiser reported as follows:

1. One homeowner is in arrears 4K in association fees.
2. As of October 31, 2023 the association is \$650.00 over budget in expenses.
3. West Coast Irrigation invoices are being held for clarification from West Coast.

Manager's Report

Jim Mateka briefly reviewed the highlights of his October 2023 report.

Open Forum For Homeowners

1. Homeowner expressed his concern over driveway pavers being lifted due to tree roots and correcting this issue would possibly kill trees.

Committee/Working Group Updates

ARC

No new ARC requests have been received since the last board meeting.

Perimeter Wall

A package was distributed to the board that contained structural reports, geotech reports and costs from Mott's Contracting Services and Permacast. Four other contractors were solicited but were nonresponsive.

A discussion took place reviewing what is needed to repair/replace the wall and the methods to make these corrections.

Four Options were presented by the Wall Working Group.

After discussion, it was agreed to not pursue Option 2 (replace 133 LF and repair 200 LF on Enterprise) and to not pursue Options 3B and 4B (replace Green Springs). It was agreed to further discuss Option 1A (replace delaminated and leaning sections of the wall on Enterprise with similar brick) which was recommended by the Wall Working Group and Option 3A (replace all of the wall on Enterprise with pre-cast panels).

It was decided by the board to have the wall committee obtain updated quotes and samples of materials. Sue Ulrey and Carol Crawford will look into the issue of obtaining a bank loan and the option of a payment plan for interested homeowners.

Once the updated costs are brought to the board a decision as to financing this project will begin. Also, a presentation to the homeowners will take place.

Old Business

Contracts

1. Prior to signature the Westcoast Landscaping contract needs to be clarified regarding palm tree trimming, the specifications on trimming the palm trees, fertilization, and mulch.

Sidewalk Quotes and Safety Harbor Grant

1. A special thank you was given to Gloria Woods for pursuing and obtaining the \$5,000.00 grant from The City of Safety Harbor to offset the cost of sidewalk repairs.
2. Perkins Concrete will be the contactor to make the corrections to the sidewalks. Gloria Woods will submit a revised quote of \$8,200.00 for signature.
3. A motion was made by Steve Puskas to use contingency monies for up to \$10,000 for sidewalk repairs. Seconded by Nancy Caplan. Motion carried.”

Irrigation Leak Status

1. Stephen and Jim M. will meet with Rain Right to review the work and get it repaired.

Non-Compliance Committee

1. The board chose to table this committee until its guidelines are established.

New Business

None

Next Meeting

The annual meeting will need to be changed from December 5, 2023 to a date to be determined.

The next board meeting will be January 8, 2024 at 5:00PM.

Adjournment

A motion was made by Stephan Puskas to adjourn. Second by Gloria Woods. Motion carried. Meeting adjourned at 7:20PM