

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Thursday, April 20, 2023 at 5:00PM

Via Zoom and Ameri-Tech Home Office

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 5:00 PM by Steve Puskas. Board members present were Gloria Woods, Todd Leiser, Diane Spaulding, and Nancy Caplan via Zoom, Brian Conlon and Sue Ulrey joined later via Zoom. Nancy Caplan excused herself from the meeting early.

2. Notice was posted to the guardhouse 48 hours prior to the meeting, date and zoom link were posted to the website, and an email reminder was sent the day before the meeting.

3. **Consideration of minutes of previous meeting –**

Gloria made a **MOTION** to approve the February 2023 minutes. Nancy **SECONDED** the motion. All others in favor. **MOTION PASSED.**

4. **Officer Reports**

1) President –

(i) Steve P. did not have anything to report at this time. He thanked the board members for all of their contributions and hard work.

2) Treasurer –

(i) The \$5000 lighting grant has been received and applied to the operating account. Todd L. Thanked Nancy for her involvement on this project.

(ii) The credit from Ameri-Tech has been received and applied to the operating account, Postage & Administration.

(iii) We are over budget on water for March, but under budget year to date. General Maintenance we are over for the month after the Paver Project.

(iv) Todd L. made a motion to send a homeowner to the attorney for delinquencies, attorney's fees, and interest on April 29th. Gloria W. seconded.

(v) Gloria W. had a question regarding Westcoast on irrigation repairs. The board has requested an irrigation report due to the number of repairs we have had in the recent months and verify who is responsible for the damage.

3) Management Report –

- (i) Sierra K. provided quotes from Millennium, Davey's, and John Evans Lawn care. She was unable to get a quote from Southern Landscaping since they no longer provide lawn service.
- (ii) Still awaiting bids from Infinite Irrigation and John Evans Irrigation team. We did receive a quote from RainRight Irrigation.
- (iii) Specialty Builders is scheduled to start the drywall repair in the guardhouse 4/21/23. Sierra K. will meet them onsite.
- (iv) Property inspection was completed last week. Violations were sent and hanging notices were placed in the mailbox on Monday.

5. Open Forum

- (i) Shawn G. addressed a parcel that is behind the wall off of Booth Blvd. He has stated that the owners of the home on Booth Blvd. are using it as parking currently, and this could be a liability for the Association. He is requesting to buy this lot. Steve P. requested some time to look into this and get a survey done on this area since we were not aware that this belonged to the Association.
- (ii) McLaughlin discussed the drainage concerns on his property in response to the letter he received regarding the landscaping. The board has requested proof of the landscape and drainage plan be submitted to the ARC Committee.

6. Committee/ Working Group Updates-

a) ARC-

- (i) 2417 Huntington Blvd denial letter was sent regarding the structure.
- (ii) The committee is asking for some additional guidance on defining yard art for current and future ARC requests.
- (iii) The ARC Committee is requesting what further action would like to be seen taken on 1612 Hampton Ct regarding an ARC approval that was completed outside of scope provided. Todd L. will draft a letter regarding the response to this homeowner and send to Sierra K. to mail out Certified.
- (iv) 2400 Hampton Lane W is discussing with Todd L. regarding a landscape plan and scope of work.

b) Wall – Four contractors are submitting proposals on the wall repairs for the walls on Enterprise and Greensprings.

c) Easement/ Drainage – The committee has requested additional volunteers. A working group was established. They will be reaching out to homeowners to gain access to these easement areas. The next meeting is April 27th.

d) Nominating Committee – There is currently not a nominating committee in place.

7. Old Business –

- (i) Westcoast Landscape has raised their price 7% as of May 1st. The board is currently looking into other landscape companies and separating the irrigation from the landscape contract.
- (ii) Discussed guardhouse drywall repair.
- (iii) The board has decided to leave the lighting on the fountain alone for now due to costs, but asked Sierra K. to get a quote from Pool Works to have an idea of the cost and scope of work.
- (iv) Violations have been sent out. There are a few homeowners that have moved into final status during this last round of violations. This means the board will need to discuss the next actions. Gloria W. and Todd L. have requested cleaning up the violation process. Sierra K. will set up a time to meet with them and Markus, Ameri-Tech Admin, to verify the discrepancies.

8. New Business –

- (i) Sidewalks – The HOA owns the sidewalks. The trip hazards and replacement are the HOA's responsibility per the attorney. The cleaning is the homeowner's responsibility. Sierra K. will walk with Gloria W. and Todd L. to mark potential hazards. Sierra K. will then obtain quotes for those repairs. Any homeowner that damages the sidewalk will however be responsible for the repair. Steve P. made a motion to move forward with this plan. Diane S. Seconded. All in favor.
- (ii) Guidelines/ Rules for Executive Session – Steve P. reminded everyone to please be understanding of the rules regarding the executive sessions.
- (iii) Newsletter – April Newsletter went out.

9. Adjournment – Meeting adjourned at 6:30 PM

10. Next Meeting Scheduled: June 29th, 2023 at 5:00PM