

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Tuesday, February 28, 2023 at 6:00PM

Via Zoom and Ameri-Tech Office

MINUTES

1. **Call to Order- Quorum verification** - The meeting was called to order at 6:01 PM by Steve Puskas. Board members present were Steve Puskas, Gloria Woods, Brian Conlon, Todd Leiser, Nancy Caplan, Rebecca Fink, and Susan Ulrey joined via zoom later in the meeting.
2. **Consideration of minutes of previous meeting** – Steve made a MOTION to approve the January minutes. Brian SECONDED the motion. MOTION PASSED.
3. **Officer Reports**
 - 1) President –
 - (i) Steve started by thanking the board members for their support, and turned the report over to Gloria.
 - (ii) Steve and Gloria met to go over agenda items prior to the meeting.
 - 2) Treasurer –
 - (i) The Association is currently over budget by \$7565, primarily due to the insurance payment being paid in a lump sum. The insurance policy came in \$250 over amount budgeted.
 - (ii) The Association is also over due to Management Company Fee. This will continue monthly for an additional \$500, but there will be a \$653.63 credit for January's fee.
 - (iii) The grant for \$5000 from the city has been submitted. We are currently waiting to hear back.
 - (iv) There are about three homeowners that are currently past due for miscellaneous amounts, and one account severely past due.
 - (v) Todd suggested the association wait until the 10th of the following month from its due date. Todd made a motion to send the delinquent notices on the 10th of the following month and to include an interest rate that was set by the attorney for previous Huntington HOA delinquent accounts and/ or best practices by other HOAs. Gloria Seconded. Sierra will check specific amounts.
 - 3) Management Report –
 - (i) Sierra stated that there is an attached quote from Paver Crafters from Mr. Van Peer for the sunken front entry pavers for \$3607.15.

- (ii) Sierra stated that there is an attached quote from Mark Aiello, handyman, for the guardhouse drywall repair for \$975 and removing the cabinet/ vanity for \$590. He also quotes the paver repairs for \$150 a piece and 11 paver repairs were counted at the time of his quote.
- (iii) LRE was contacted for a quote for the paver repair, but they do not complete this type of work anymore. They will only work on a concrete base instead of a sand base.
- (iv) Sierra is awaiting an additional quote from Scott Hood for the guardhouse repair.

4) ARC Update –

- (i) There are two requests from 2417 Huntington Blvd. The ARC will need more clarification on the yard art request. The management company will need to contact the owner for the 2nd request denying the request for the structure and citing the documents.
- (ii) 1612 Hampton Ct. work was completed, but not to the specification that was approved. There is a violation that was created for this item, but the ARC will speak to the homeowner prior to the letter being sent.
- (iii) The ARC form has been updated on the website.

5) Wall Update-

- (i) The committee has contacted multiple contractors to obtain a tentative scope of work. Robin created a scope of work for the Enterprise and Green Springs Walls based off of the items received from various contractors.
- (ii) The Wall Committee is requesting permission to give the scope of work to any interested contractors to obtain quotes for this work. Steve Motioned to grant permission. Gloria Seconded.

6) Easement/ Drainage Update–

- (i) There has not been an active working group formed. This will be needed as the wall project is taking off. Nancy Caplan and Rebecca volunteered to be a part of the easement/ drainage committee.

7) Nominating Committee Update –

- (i) No current activity, but Nancy C. suggested we place this item in the Newsletter.

4. Old Business -

1) Insurance–.

- (i) Nancy made a motion to ratify the insurance payment. Todd Seconded.

2) Property Management -

- (i) Gloria and Todd met with Ameri-Tech to discuss the contract to negotiate the current cost for \$1290. There is no concession on price but the Association can remain with this price for a 5 year contract.
- (ii) To cut printing costs, there is an opportunity to use a door hanger notice for easy corrections: mower lawn, clean roof.
- (iii) Rebecca volunteered to take meeting minutes going forward. Sierra let her know that Ameri-Tech can send the Zoom link to assist in writing the minutes.
- (iv) The Association can discuss using an additional, more affordable, attorney for violation corrections.
- (v) The board has only met with one other property management company.

3) Landscaping-

- (i) Westcoast is going up 7% in May.
- (ii) Sierra King has contacted Davey's and Millennium for an additional quote.
- (iii) The board is looking to separate the irrigation work from the landscape contract.

4) Fountain-

- (i) Steve was able to get the Your Pool Care contract signed.
- (ii) Sierra will reach out to Kyle with Your Pool Care for the information regarding the Pool/ fountain acid wash and lighting.

5) Guardhouse Repair –

- (i) Rebecca volunteered to complete the drywall repair and removal of the cabinet. Sierra will be looking into the liability of a homeowner doing the repair. Steve made a motion not to exceed \$1600 for the guardhouse repair and to be paid out of the guardhouse reserve. Brian Seconded.

6) Paver Repair Front Entrance–

- (i) The Board discussed both paver quotes. Rebecca motioned to approve Paver Crafters and pay from General Operating. Steve Seconded. The board would like to ensure that they do not work on trash days, possibly work on weekends, and send a notice to the community prior to the work commencing.

7) Newsletter/ Website Update–

- (i) The next newsletter will be sent out mid-April.

5. New Business–

1) ARC Requirements Paint Swatch –

- (i) Rebecca questioned the need for a paint swatch. The rest of the board agreed that the policy has been in place since last April and should remain in place to comply with the association uniformity. Steve made a Motion to keep the ARC process in place. Gloria seconded. Rebecca was opposed.

2) Homeowner Maintenance/ Violation Notices –

- (i) Gloria requested the Association go to a every other month violation schedule to allow homeowners more time on corrections. The more serious violations would still take place on a monthly schedule. Gloria made a motion to complete inspections every other month. Steve Seconded.
- (ii) The board has decided to proceed with moving forward to legal for 2415 Huntington Blvd for violations, and are waiting to move forward with 2413 and 2417 Huntington Blvd until all items are at final notice.
- (iii) The board tabled the discussion to define lawn ornaments and how to proceed with the definition.

3) Storage of Low-Speed Vehicles –

- (i) The board will ask Carol to place a reminder in the Newsletter to please not park these vehicles in the grass and out of courtesy to park them in the garage.

4) Setting Timers on the Ponds –

- (i) Sierra will ask Kyle to check the timer on the fountains out front to come on earlier than 9:00 AM.

5) Members Only Page on Website –

- (i) Sierra confirmed there can be a password protected portion on the website for more private information. She will check with IT at Ameri-Tech to create a resident portal for meeting minutes and financials. Sierra will have to discuss the other capabilities of the resident portal.

6) Board Training Update –

- (i) The board is certified, but Todd requested we hold the discussion until the next meeting due to time constraints.

6. Open Forum-

- 1) Gloria requested we move the Homeowner Forum to be moved up on the agenda under the Manager's Report.
- 2) No homeowners' questions at this time.
- 3) Next Meeting will be scheduled for April 20th at 5:00PM

7. Adjourned – 8:07PM