

Huntington Homeowners Association of Pinellas County, Inc.

Board Meeting

Thursday, June 29, 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 Todd Leiser, Diane Spaulding, Nancy Caplan, Sue Ulrey, and via Zoom, Gloria Woods and Brian Conlon.
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 –**

Steve made a **MOTION** to approve the April 2023 minutes. Nancy **SECONDED** the motion. All others in favor. **MOTION PASSED.**
4. **Officer Reports**
 - 1) President –
 - (i) Steve P. addressed the quotes and information we are receiving for the sidewalks and landscaping.
 - 2) Treasurer –
 - (i) There is currently one homeowner, 2406 Hampton Lane West, that is past 90 days delinquent, and one letter has already been sent from the Attorney about delinquency. The next step, if no payment is received, is to place a lien on the property. Steve made a motion to apply for a lien when notified by the Attorney that no further payment has been received and the required time for response from the homeowner has passed. Todd seconded.
 - (ii) We are currently over budget on legal fees and the management fees.
 - (iii) We are currently holding 3 invoices: one for Specialty Builders until work is proven complete, and two invoices from Westcoast due to the requested clarification in sprinkler repairs.
 - 3) Management Report –

- (i) Sierra K. added the quotes from Millennium, Davey's, and John Evans Lawncare to the board packet for review. She also included quotes from Rainright Irrigation and Infinite Irrigation. We are still going back and forth with Westcoast due to irrigation concerns.
- (ii) The drywall repair in the guardhouse has been completed.
- (iii) Quotes for Specialty Builders, PLS, and Velocity for the sidewalk grinding and repairs have been provided. Still awaiting the quote from Millennium.
- (iv) The light post in front of 2413 Huntington Blvd is expected to be repaired in approximately 3 weeks. This is the homeowner's responsibility.
- (v) Steve motioned to approve the quote from Your Pool Care to fix the filter on the fountains. Nancy seconded. All in favor.
- (vi) We have gotten good response to the yellow hanging tags for violation correction.

5. Open Forum

- (i) The homeowner addressed concerns regarding yellow hanging tag. They were requested to replace a light fixture and are having trouble finding a matching one. The board said they will reconsider this at the next walkthrough.

6. Committee/ Working Group Updates-

a) ARC-

- (i) 2411 Hampton Lane W – The homeowner wants ARC recommendations in writing. Todd suggested that he and another ARC member meet with the homeowner again to discuss a landscape plan.
- (ii) 2413 Huntington Blvd – Landscape work began without a plan or form submitted. Requesting the attorney to send the ARC form.

b) Wall –Three companies are being considered for this project. Met with the second vendor to quote the wall. Pending quote to be sent in.

c) Easement/ Drainage – The Enterprise Rd. wall was walked with the working group members and the city arborist. The county is not willing to have the roots cut that are impeding the wall. Safety Harbor is requesting a 30-day notice be sent to the homeowners and the homeowner to be home when they come on property. Pending another date to complete the walkthrough.

d) Nominating Committee –There will be three BOD openings next year. As there is currently not a nominating committee in place, it was agreed to just take nominations from the floor at the annual meeting.

7. Old Business –

- (i) Westcoast Landscape is currently month to month. Gloria is currently working on a comparison between the quotes we currently have from the other landscape and irrigation companies. There was a suggestion to add donuts to the sprinkler heads.
- (ii) The board is currently discussing if we should separate the irrigation from a lawncare company verses an irrigation company.
- (iii) The quotes received for the sidewalk repairs/ replacement were very high. The board has requested that we have a smaller company come out to quote the grinding areas. Sierra K. will contact the person Carol C. recommended for a quote. Steve P. requested a letter from Rabin Parker regarding tree roots being cut when we work on the sidewalks.

8. New Business –

- (i) Fining Committee – Phil C. with Ameri-Tech explained the process of a fining committee as an alternate option of sending violations to the attorney to save the association money. Sierra K. will send out additional information to the board. The board will discuss this at a later date.
- (ii) Steve P. Nominated Richard Van Peer to join the board. Diane S. Seconded. The board voted to have Richard Van Peer join the board after Rebecca Fink stepped down.
- (iii) Carol C. sent the corrections for the hurricane prep plan to the community and to IT to upload to the website. The board discussed that the emergency gate has not been correctly padlocked due to Westcoast Landscaping. Sierra K. will discuss going around to mow this area in the future. Steve mentioned that he adjusts the front gate to remain open during a storm. There are still adjustments that need to be made to the Hurricane Plan.
- (iv) The board is discussing the options for the lot outside of the emergency access gate. Sierra K. will check with Rabin Parker to see if we can waive liability if the homeowner who currently parks there signs a waiver. This was tabled until the next meeting.

9. Adjournment – Meeting adjourned at 6:36 PM

10. Next Meeting Scheduled – August 29, 2023 at 5:00PM

11. Executive Session Followed after this meeting.