

Huntington HOA of Pinellas
Minutes of the Board of Directors Board Business Meeting
January 8, 2024

Call to Order

The meeting was called to order by President Carol Crawford at 5:00PM

Proof of Notice

Proof of Notice was confirmed.

Meeting Attendance

President - Carol Crawford

Vice President - Gloria Woods

Secretary - Nancy Caplan

Treasurer - Susan Ulrey

Director - Stephen Puskas

Director - Barbara Stroh

Director - Richard Van Peer

Absent - Director - Brian Conlon

President's Report - Carol Crawford reviewed the current priority of the Board is to finalize the wall project and the required funding. She presented a series of issues for the Board to address this coming year and asked for the Board's recommendations.

Treasurer's Report - The December Financials will not be available after January 10th. Discussion was to set dates for future board meetings after the 10th of each month so the prior month's financials will be available.

Manager's Report - No additional update at this time.

A Quorum of Board Members was achieved; however, due to the board meeting notice not mailed to the membership via USPS, the board decided to continue with the meeting but have the following board actions ratified at the next board of directors business meeting. This meeting will take place January 30, 2024.

Action Items to Ratify and Approve:

1. Approval of 2024 Budget Meeting Minutes from November 7, 2023. Vote was 'yea' by all members present.
2. Approval of November 7, 2023 Board Meeting Minutes. Vote was 'yea' by all members present.
3. Appointment of two new ARC members: Denise Fishman, and Gloria Woods as board liaison. Vote was 'yea' by all members present.

4. Approval of wall project and funding. Vote was 'yea' by all members present.
5. Appointment of Robin Zymroz to fill open board 2-year term as a director. Vote was 'yea' by all members present.
6. Date of Next Board Meeting - February 20, 2024.

The meeting included the following updates for **Old Business**:

West Coast Landscape Contract - Westcoast has been out but has not been inside the community to provide contracted services as evidenced by trash and debris in the common areas. Barb Stroh and Richard Van Peer will take a look at options for other landscaping companies as the West Coast contract has not been executed.

Irrigation Leak Status - Irrigation leak has been repaired by Rain Right and Perkins Concrete has been out to repair sidewalk. An additional leak located on the inside of wall was reported. It will be reported to Rain Right.

Sidewalk Repairs - Awaiting permit from Safety Harbor.

Non-Compliance Committee - Sue Ulrey provided brief update regarding some of the legal concerns and challenges. Will continue discussions at future meetings.

The meeting included the following discussion points for **New Business**:

BOD Training will be held for new board members and any existing members wishing to attend. Schedule will be provided by Ameritech. BOD Training is mandatory for new board members.

Street Lighting Outages should be reported to Board Secretary Nancy Caplan or directly to Duke Energy. Information regarding this will be included in the next community newsletter.

Proposed meeting dates (to be confirmed) for Special Meetings:

1. Special Meeting of the Board of Directors - January 30, 2024 @ 6:30PM
2. Special Meeting of the Membership - February 15, 2024 @ 6:30PM

The special meetings will be held at Ameritech's Offices

Meeting Adjourned