

Huntington HOA of Pinellas
MINUTES OF THE BOARD OF DIRECTORS
July 16, 2024

Call to Order

The meeting was called to order by the HOA Vice President Gloria Woods at 6:00pm.

Proof of Notice

Proof of Notice was confirmed.

Meeting Attendance - Quorum verified

President - Carol Crawford - Zoom

Vice President - Gloria Woods - Present

Treasurer - Sue Ulrey - Absent

Secretary - Nancy Caplan - Present

Director - Richard Van Peer - Present

Director - Robin Zymroz - Present

Director - Brian Conlon - Zoom (joined meeting at 6:06pm)

Director - Barb Stroh - Present

Director - Steve Puskas - Zoom

Approval of the Minutes

Minutes for the May 21, 2024, Board of Directors meeting was approved. Motion to approve by Nancy Caplan and seconded by Robin Zymroz. Yea vote by all.

President's Report

Carol opened the meeting by thanking Gloria for all she has done in Carol's absence and said that she is asking Gloria to continue until fall. Gloria announced that the problem with the front gate entrance system has been fixed and that Jim Mateka would follow up with the homeowners that had remote gate opener problems. Verizon found faulty/failing phone lines that could not be repaired and recommended we move to fiberoptics. New billing for this change will be forthcoming. The gate codes that Gloria was aware of as having problems were checked and are working.

Florida legislative update was sent from Rabin Parker. This update has been added to our HOA website and all board members are urged to read

it. Of particular importance is a change that may require the guard house to meet hurricane protection guidelines. Gloria will be researching what that will mean for the roof, windows and doors.

Jim Mateka is requested to have our website updated with 2022 and 2023 minutes, to add our most recent insurance policy, cancel Westcoast irrigation, and initiate the contract with Rain Right. Move forward with legal for Lot 12. The fountain in Pond #3 is not working. Jim will contact Lake Doctors. Cars have been parked in the emergency exit. Jim will contact the owners of lots 34 and 35 and ensure that this is never blocked. Motion to accept President's report by Robin, seconded by Richard. All in favor.

Treasurer's Report

Gloria reviewed the Treasurer's Report. Postage is high due to the required mailings for our Special Assessment.

Sue will review our current insurance policy and invoices. Insurance is high and there is the question of whether we have been billed twice for Worker's Comp. The board will discuss the need for Worker's Comp at the next meeting. There was a \$600 tax charged in April and no paperwork on file. There are questions about what should be reflected in Electrical budget line 6110. One for new panel installed at front fountain and another for electrical repair for GFI.

Jim will provide the board with all special assessment charges by lot and date received to ensure all late fees have been properly charged. Motion to accept Treasurer's report by Nancy, seconded by Barb. All in favor.

Managers' Report

Reviewed by Jim Mateka. Motion to accept by Robin, seconded by Richard. All in favor.

Homeowners Forum

No homeowner wanted to speak

Working Groups Update

a. ARC – Gloria reported that Lots 10/11 continues with the installation of a deep well and that it should be finished soon.

b. Wall - Motts has all the necessary permits to begin the wall project. and will get to the board the vender schedule and timeline by end of the week. Community members will be notified. Robin

c. Landscape- Carol and Denise will continue to work on Vision going forward and will present at the next meeting.

Old Business

a. Landscape Contract with Westcoast/Sunrise - Barb met with the supervisor and toured him around the community. She recommended that we continue to work with them and see how they do now that expectations have been laid out. Tree pruning is scheduled for the last week of July.

b. Review insurance- Workman's comp may have been paid twice.

c. System for gates - Gloria is exploring options for a new system to be installed when needed. Two plans have been submitted for the replacement of the call box, walk gate and cameras. Two more are expected. All proposals will be available for the next meeting and the vendors that the board may be interested in hearing from will be scheduled to present.

d. Records retention - 14 boxes from storage have been thoroughly reviewed. Files on irrigation, guard house, etc. have been located and put into boxes for keeping. 9 boxes can be destroyed at an estimated cost of \$291.90. Robin made a motion to approve the cost for destroying the 9 boxes at a cost not to exceed \$300; Barb seconded. All in favor. One final review of the 14 boxes will happen before we reorganize those that will be kept and returned to storage.

New Business

a. Hurricane and Emergency Preparedness – Information is now posted on the website.

b. Need to start preparing for Budget meeting and schedule work sessions.

**Date of Next Meeting: Tuesday, September 17, 2024, at 6 pm.
Motion by Nancy, seconded by Barb. All in favor.**

Meeting Adjourned @ 7:17pm. Motion by Barb, seconded by Gloria. All in favor.