

Huntington HOA of Pinellas
MINUTES OF THE BOARD OF DIRECTORS
May 21st, 2024

Call to Order

The meeting was called to order by the HOA Vice President Gloria Woods at 6:02pm.

Proof of Notice

Proof of Notice was confirmed.

Meeting Attendance - Quorum verified

President - Carol Crawford - Zoom
Vice President - Gloria Woods - Present
Treasurer - Sue Ulrey - Zoom
Secretary - Nancy Caplan - Present
Director - Richard Van Peer - Present
Director - Robin Zymroz - Zoom
Director - Brian Conlon - Zoom
Director - Barb Stroh - Absent
Director - Steve Puskas - Zoom

Approval of the Minutes

Minutes for the March 19th, 2024, Board of Directors meeting was approved. Motion to approve by Sue Ulrey; seconded by Robin Zymroz. Yea vote by all.

President's Report

Electronic notice has not had many homeowners sign up. It would save the HOA around \$150 each mailing if electronic mailings were in lieu of paper mailings. Board will try to get more residents to sign up, putting it into the newsletter.

Treasurer's Report

Reserves and funds need to be audited to ensure proper monies are being put into the right funds i.e., general, grant from Safety Harbor, etc. Six homeowners have not paid the special assessment. Late fees will be assessed for delinquent Special Assessment payments as well as delinquent monthly dues. Payment for Performance Bond was taken out

on the Wall Project. Motion to approve by Carol, seconded by Robin. All in favor.

Managers' Report

Community inspection on May 24th, 2024. Concerns were raised about running a business out of a garage, nightly parking on the street, lawn issues, etc. Nancy Caplan made motion to approve, Richard Van Peer seconded. All in favor.

Homeowner Forum

Homeowner outlined plans to replace a light in the front of her property after hurricane season. Cul de sac cracking around edges will be addressed during the time of paving the street.

Working Groups Update

- a. ARC- no activity
- b. Wall - Brick by the Mile completed project to re-pin brick to curved section of wall at corner of Green Springs, tuck-point guard house and mortar the brick cap around the lower landscape wall at left side of entrance. Work is finished and the company has been paid. A Safety Harbor grant for \$5,000 has been approved for the perimeter wall project. Once completed, we will need to submit photos and final paid invoices to receive the funds. The permitting process is slow. Once Motts receives the permits, they will contact Jim Mateka. Motts will then compose a letter to be sent to the community with information on staging and start date. In addition, they will submit to the board a detailed timeline of their work.
- c. Landscape - Richard working to get quotes from two more companies.

Old Business

- a. Landscape Contract - Nancy will get with West Coast and get an update on the relationship and if they are interested in bidding in the future. Jim will get Nancy the name and number of West Coast's contact person. Flowers at the gate entrance are currently on hold. Carol will work with Denise before we need to replace them. Currently paying \$4,000 annually. Goal is to consider plants that decorate the entrance but do not require replacing every 2-3 months.

b. Sidewalk repairs - Work has been completed and we received a \$5,000 grant from Safety Harbor. Jim will tell Gloria how much the sprinkler damage cost for the effected homeowners.

c. Welcoming Committee - Carol will review the packet from the HOA and Ameritech and submit suggested revisions for the next meeting. It will not need Board approval and can start being used as soon as it is ready since it contains the same information reformatted. Sue will help format if needed.

d. Review Insurance - Sue will provide what is covered and what is not for the next meeting. Jim will forward Sue the current insurance policy.

New Business

a. Review Hurricane and Emergency for HOA - Steve will schedule a training on opening the gates. Sue will look at the document and let Gloria and Nancy know if it needs to be updated. Jim will send out the Hurricane Preparation information and will put on the website.

b. System for Entrance Gate - Gloria has a proposal from Accurate Electronics included in the packet. Gloria offered to lead the project and asked everyone in attendance to refer companies to her that they would like her to consider as she seeks to gather information on what is available and what the community may want. Jim M will send referrals to Gloria of companies used by other communities they manage.

c. 13 boxes of old records are being stored at Ameritech. Gloria, Nancy and Sue offered to work on this project. Sue and Jim will forward records retention and management requirements to the group.

d. Sprinklers going down Greensprings Dr. - Duke Energy has completed work along Greensprings and needed to replace sections of grass. Nancy was contacted by Max Construction regarding watering of new grass. Nancy will forward Jim M the information for Max Construction and Jim will follow up on decision to use water trucks or wait for rainy season.

Date of next meeting: Tuesday July 16th, 2024 @ 6 pm

Meeting Adjourned @ 7:17pm. Nancy motioned, and Richard seconded. All in favor.