

Huntington HOA of Pinellas
Minutes of the Board of Directors' Meeting
Tuesday, September 17, 2024

Call to Order

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

Proof of Notice

Proof of Notice was confirmed.

Meeting Attendance - Quorum verified

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

Approval of the Minutes:

- a. July 16, 2024, BOD meeting minutes approved. Nancy motioned; Carol seconded; Sue abstained. All remaining voted in favor.
- b. August 5, 2024, BOD Special Meeting minutes approved. Barb motioned; Carol seconded. All voted in favor.
- c. August 12, 2024, Special Meeting minutes were approved. Barb motioned; Carol seconded. Sue, Robin, and Brian abstained. All remaining voted in favor.

Presidents Report:

Gloria presented an update on Lake Doctors. Old pump motor has finally been removed from behind the pump house. Sue Ulrey acknowledged the great job Gloria has been doing and that the

numerous hours and hard work have been much appreciated. She has taken the lead on everything HOA, to include the wall, insurance, and gate issues. Everyone appreciates all the work that she has accomplished.

Treasures Report:

Sue went through the financials. She asked that anyone with updates for next year's budget get them to her before the next Budget planning meeting on October 24th, 2024. Barb made motion to approve; Carol seconded. All voted in favor.

Manager's Report:

Reviewed by Jim Mateka. Barb made a motion to accept, seconded Gloria. All voted in favor.

Homeowners' Open Forum:

Sue Williamson requested to review the tree selections the HOA is considering for the wall. Gloria explained Safety Harbor's requirements for the permit and agreed to send Sue the information.

Committee/Working Groups:

- a. ARC - One homeowner requesting window approval. ARC approvals are still being done manually as the website continues not to allow for an electronic process for approval.
- b. Wall - Update given on financials of the wall. We are still within our budget, but the contingency is tight due to the tree removal and replanting costs. In addition, we needed to pay for a county tree to be removed and the mitigation. The wall footer needed to be modified. It was resubmitted by Mr. Williamson. Gravel was needed to stabilize the area due to all the ponding water. The \$5,000 grant from Safety Harbor may need an extension and Sue agreed to handle it. Irrigation, sod and the planting of the trees will need to be addressed when the wall is complete.

c. Landscape of Front Gate Entrance - Denise and Carol presented a new plan. Sue will check the Sunrise contract to see if there is any remaining money that can be used toward this plan.

Sue is working with Carol on getting another grant from Safety Harbor for this landscape project. Robin made a motion to fund this project for up to \$2,795; Gloria seconded. All in favor.

Old Business:

a. System for Gates - Gloria has received proposals and will move forward with a presentation to the board for the next meeting. Sue will go through gate codes and see if we can remove or reassign some if our system is at capacity.

New Business:

a. Nomination Committee - There is not enough time to successfully implement a nominating committee before this year's annual meeting. Three (3) board positions will be open. Jim M. will send a letter to all homeowners to share this information and see if anyone is interested in serving.

b. Pillar damage to walk gate – Continuing to work with the insurance companies to get it fixed through their claims process.

c. Landscape lights - Gloria brought up the need to service the new front entrance lights that we purchased 2 years ago. Tabled until the wall is complete.

d. Guardhouse doors - approved \$300 to replace the roller on one door. Nancy made the motion; Barb seconded. All in favor.

Date of future meetings:

a. Tues., October 15, 2024 Board Meeting

b. Thurs., October 24, 2024 Board Budget Meeting

c. Wed., November 20, 2024 Budget Approval

d. Tues., December 17, 2024 Annual Meeting- **NO Zoom**