

Huntington HOA of Pinellas
MINUTES OF THE BOARD OF DIRECTORS
FEBRUARY 20TH, 2024

Call to Order

The meeting was called to order by President Carol Crawford at 6:01 PM

Proof of Notice

Proof of Notice was confirmed.

Meeting Attendance - Quorum verified

President - Carol Crawford
Vice President - Gloria Woods
Secretary - Nancy Caplan
Treasurer - Susan Ulrey via Zoom
Director - Stephen Puskas via Zoom
Director - Barbara Stroh via Zoom
Director - Richard Van Peer
Director - Brian Conlon via Zoom
Director - Robin Zymroz

Approval of the Minutes

- a. Special Meeting of the Board of Directors January 30th, 2024 minutes were approved. Motion to approve by Richard, seconded by Steve; Yea vote by all.
- b. Special Meeting of the Membership February 15th, 2024 minutes were approved. Motion to approve by Robin, seconded by Richard; Yea vote by all.

President's Report

Carol had an emergency expenditure in January - The Electrical Box by the fountain was fried. She and Jim agreed that it was an emergency as it was dangerous to the public and needed to be replaced. New panel and labor cost \$2,490 plus \$200 for permit. Ratify emergency decision and expense. Motion by Nancy, seconded by Gloria. Yea vote by all.

Treasurer's Report

Sue will work closely with Ameritech to review financials and have more information to share at the next board meeting.

Manager's Report

Wall repair Special Assessment was mailed to the membership on February 20th, 2024. Jim Mateka will email each member of the HOA to follow up that they received the February 20th mailing since we have had homeowners not receive mailings.

Working Groups Update

ARC- ARC committee will approve/disapprove and contact the homeowner regarding ARC decision. Jim Mateka - Ameritech will follow up with a letter confirming approval.

2412 Hampton Lane W - Approved plan to refresh landscape; Approved plan to replace driveway with pavers.

1606 Huntington Place - Approved exterior paint project.

Wall- Motts working on contract; working group will pull together grant with Safety Harbor before 4/15/24. Consultant Mr. Williamson will continue to work with the group and Motts to ensure proper follow-through on the wall project. Sue to follow up and ensure moving of \$12,500 of Guard house to Wall Special Assessment Contingency. This will be closely monitored and very detailed to explain all expenditures and where they come from.

Guard House tuck pointing and curved wall repair discussed. Received a \$3,000 quote from Brick by the Mile to do the work. Other quotes desired so provided 30-day timeframe for Jim Mateka to reach out to community and Ameritech to see if we can find others to give quote on work. Gloria will reach out to Brick by the Mile for a refined quote and support with contract. Approved for \$3,000. Motion to approve by Carol, seconded by Robin.

OLD BUSINESS

WALL/SPECIAL ASSESSMENT - Coupon books have been mailed to homeowners. Due March 1, 2024. Late fees charged after 30 days if payment is not made.

WESTCOAST - Barb and Richard to give update next month on contract and options. Carol to give vendors found at Expo to Barb and Richard. Sue said she would look at the contract and see if we are paying for the flowers that just went in or if they are covered in the contract.

SIDEWALK - Gloria worked with Safety Harbor on the sidewalk repairs. We need to provide details as if a survey was done for the 66 grinding and 9 replacement pads. Safety Harbor will work to keep our grant in place as this is being completed.

NEW BUSINESS

CONSENT FOR EMAIL NOTICE - Jim Mateka will send out email communication to community 2/27/24 seeking approval for email notices to bring mailing costs down. Motioned to move forward by Nancy, seconded by Robin.

ELECTRICAL UPGRADE RECOMMENDATION - Inside wall currently has an interior outlet that needs to be replaced at a cost not to exceed \$900.00 by Dunedin Electric. Motion to approve Nancy, seconded by Steve.

INSURANCE - Next board meeting Sue will have a one-page update to present.

FINING COMMITTEE - Put on next meeting agenda. Jim Mateka will provide other community examples.

Date of next Board of Directors meeting: Tuesday March 19th, 2024, at 6 PM

Meeting Adjourned. Motioned to adjourn by Sue, seconded by Steve. Yea vote by all.

NO EXECUTIVE SESSION WAS HELD