

**Huntington HOA of Pinellas
Minutes of the Board of Directors' Meeting
Tuesday, February 18, 2025, at 6pm**

Call to Order:

The meeting was called to order by the HOA President Nancy Caplan at 6:02 pm.

Proof of Notice: Proof of notice was confirmed.

Meeting Attendance – Quorum verified:

President- Nancy Caplan

Vice President- Carol Crawford

Treasurer- Thomas McLaughlin

Secretary- Susan Williamson

Director- Robin Zymroz- arrived on Zoom at 6:02pm

Director- Barb Stroh

Director- Richard Van Peer

Director- Brian Conlon- absent

Director- Carey Goldberg- absent

Approval of Minutes: The Board of Directors meeting minutes from January 14, 2025, were approved. Motion for approval made by Barb Stroh, seconded by Carol Crawford. All in favor.

President's Report:

Nancy Caplan presented the following:

- Thank you to the entire board including Tom McLaughlin and Susan Williamson for jumping into new roles
- Barb Stroh and Robin Zymroz are working on landscaping contracts; Nancy requested Jim Mateka and other board members to send names of landscaping contacts to Barb or Robin
- Thanks to Carol Crawford, Frank Casagni, Jim Zymroz, and Gloria Woods for helping with irrigation issues; Jim is pulling contracts for irrigation companies
- Green Springs lights are fixed and turning on at night
- Nancy, Tom, and Carol Crawford are working on Property management company contracts
- Most board members have completed their required HOA board class

Treasurer's Report:

Tom McLaughlin now has access to the Cync system and can view invoices. His goal is to have no outstanding invoices. Utilities should be automatically paid. Jim Mateka will provide Tom with invoices for the past 12 months to review due to concern over high water bills. Discussion regarding incorrect invoices and billing practices ensued. Tom and Nancy Caplan to meet with HOA board attorney to discuss steps regarding the collection process for outstanding fees and establishing a policy for our community.

Manager's Report:

Provided and reviewed by Jim Mateka. Discussion regarding towing of overnight parking violators occurred. Jim displayed signage provided by CTS towing company which would need to be placed in

a visible area near entrance to our community. Suggestion made to see if sign could be designed in black and gold colors. Suggestion made to get permission from board president Nancy Caplan via email if needing overnight parking for unavoidable issues like driveway repair. Also, Nancy and Tom will discuss towing options with board attorney since towing is currently not addressed in our community bylaws. Motion made by Barb Stroh and seconded by Carol Crawford to approve manager's report. All in favor.

Committee/Working Groups:

- a. **ARC-** Open submissions include:
 - 2406 Huntington Blvd- demolishing slab on side of house with landscaping to be added; new paint color and stucco repair
 - 2416 Huntington Blvd- painting to begin within a week
 - 2404 Huntington Blvd- new landscaping completed; anticipated completion of driveway with pavers in March
- b. **Wall Update-** Gloria Woods reviewed the project update with the board. The wall is mostly completed, but still needs sealant applied and a few other minor repairs done. No date from Mott's yet for completion and they have not yet picked up their final check. We still need final release of lien, final release of lien from supplier, warranty documents for wall, and permits signed off from county and City of Safety Harbor. Any overages for the project will be returned to the reserves account, including Safety Harbor grant money.

Old Business:

- a. **Status of insurance claim for walk gate/exit gate/column damage-** On hold until Mott's Contracting is finished with wall project.
- b. **Drainage issues update-** Homeowners should check their preserve areas for unobstructed flow of creek water and remove any debris blocking flow. Front pond may need to be flushed so that it flows freely into creek. The depression near the culvert that runs across Hampton Lane was examined and further review will need to occur to determine a solution and who is responsible. The City of Safety Harbor has tabled this discussion for now.
- c. **Outstanding hurricane damage-** Looking for quotes for fence repairs at present.
- d. **Turf treatment-** Mole cricket treatment done by Sunrise Landscape on 2/14. This is a one-time treatment.

New Business:

- a. **Electronic notice vs. USPS for cost savings-** Discussed mandatory requirement for budget meeting and annual meeting notices to be mailed via USPS. Will have the board secretary ask if residents prefer email notifications for other meetings in the quarterly newsletter.
- b. **Electronic gate access code assignment process-** tabled at present

Open Forum for Homeowners:

No issues from homeowners were brought forward.

Date of next meeting:

Next meeting will be Tuesday March 18, 2025.

Adjournment:

Barb Stroh made a motion to adjourn at 7:14pm; seconded by Carol Crawford. All in favor.