

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

Call to Order:

The meeting was called to order by the HOA President Nancy Caplan at 6:00 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

Director- Barb Stroh

Director- Richard Van Peer- Arrived at 6:03pm

Director- Brian Conlon- Arrived by Zoom at 6:13pm

Director- Carey Goldberg- Excused absence

Approval of Minutes: The Board of Directors meeting minutes from February 18, 2025, were approved. Motion for approval made by Carol Crawford, seconded by Robin Zymroz. All in favor.

President's Report:

Nancy Caplan presented the following:

- Thank you to the Board and Working Committees, with note to Gloria Woods and Robin Zymroz for work on wall committee
- The board is continuing to look at our contracts for landscaping, property management, and perimeter fencing
- Nancy, Tom McLaughlin, Carol Crawford, and Gloria Woods met with the HOA board attorney last week to discuss various legal issues and will provide a report to the board

Treasurer's Report:

Tom McLaughlin reported that expenses were greater than expected last month due to new trees/irrigation costs and high water bill (which Nancy is working with the City of Safety Harbor to address). Tom is also working with our property management company to address the process of notifying and helping delinquent residents to understand late charges.

Manager's Report:

Provided and reviewed by Jim Mateka. The homeowner names at the entry system call box have been updated and 20 gate remotes were ordered.

Committee/Working Groups:

a. **ARC-** Submissions update:

- 2406 Huntington Blvd- Need landscaping plan (ARC will reach out to owner for plan)
- 2416 Huntington Blvd- House painting completed

- 2404 Huntington Blvd- new landscaping completed; owner has paused plan for new driveway and walkway (ARC will ask them to resubmit plan when ready to proceed)
- b. **Wall Update-** Gloria Woods reviewed the project update with the board and reported:
 - Wall has been sealed; mulch to be added by the end of the month
 - Gloria has reached out to the City of Safety Harbor for approximate date of grant money payment
 - Discussed release of final payment with motion made by Robin Zymroz to *release the final payment check to Mott's Contracting*, seconded by Barb Stroh. All in favor.
 - City of Safety Harbor still needs to sign off on permit.
 - Unable to get 3 quotes for fencing repair. Attempted bids included Bay Area Fencing and Specialty Builders and Developers. Jim Mateka suggested reaching out to G&E Welding for quote.
- c. **Gate Working Group update-** Brain Conlon and Gloria Woods reported:
 - Approximate cost to replace the current camera system around \$7-8K
 - Move to cellular communication not recommended by committee
 - New, smaller gate remotes are all working now; old remotes may fail over time and the committee recommends that residents return old remotes and replace them with new
 - Recommendations for new gate hinge and stabilization of current gate system tabled until next meeting

Old Business:

- a. **Violations-** After much discussion regarding the non-compliance violation notification process, motion made by Robin Zymroz to *Email a courtesy notice initially, followed by a continuation of our current, 3-step mailed violation notice process for the rest of the current calendar year*. Seconded by Carol Crawford. All in favor.
- b. **Landscape update-** Robin Zymroz and Barb Stroh reported that they are looking for contractors that will do both tree trimming and landscaping; quotes from Sunrise and two other vendors pending. Will report progress at next board meeting. Motion made by Carol Crawford for *amendment of Sunrise Landscaping contract for 10 yards of cypress mulch to be purchased and installed at 2419 Huntington Blvd. at a cost of \$493.75 to be invoiced and reimbursed by homeowner at 2419 Huntington Blvd*. Motion was not seconded or vote taken. Waiting for irrigation quotes from Chad Irrigation and All About Water. Rainright declined to provide bid.
- c. **Drainage issues/committee formation-** After much discussion surrounding drainage issues and flow of Mullett Creek, the HOA board agreed to:
 - *Motion made by Nancy Caplan to stay with Rabin Parker Gurley to communicate with the City of Safety Harbor any updates on our community's drainage issues/actions*. Seconded by Robin Zymroz. Approved.
 - *Motion made by Nancy Caplan to pay an additional \$2000.00 to Bob Hugenschmidt, P.E., for further assessment of Mullett Creek*. Seconded by Barb Stroh. Approved.
 - *Motion made by Nancy Caplan to approve and not to exceed \$5000.00 for pond and drainage issue assessment*. Seconded by Carol Crawford. Approved.
 - A working committee was formed and includes Nancy Caplan, Carol Crawford, Tom McLaughlin, Ted Williamson, and Gloria Woods.
 - Ameri-tech Property management to send letter to property owners regarding upcoming creek walk by contractor
- d. **Towing-** Our attorneys recommend Not to have a towing policy for our community, but to follow our current violations process; could consider expediting steps with ongoing offenders.

New Business:

- a. **Pool lights/leak-** 7 lights out in front fountain; leak in pool wall; both issues tabled for now

Open Forum for Homeowners:

A homeowner asked about caution tape surrounding the area on the south side of Hampton Lane near the creek. The board explained that a depression exists due to a leak in the culvert that runs under the street. The City of Safety Harbor is aware and is responsible for repairs. They need the water level to be lower prior to commencing repairs.

A question was also raised regarding additional landscaping for the bare spots along the exterior wall on Green Springs. As of now this is on hold due to cost.

Date of next meeting:

Next meeting will be Tuesday April 15, 2025.

Adjournment:

Robin Zymroz made a motion to adjourn at 8:33pm; seconded by Nancy Caplan. All in favor.