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▼ 2023

▼ February 19

- The annual meeting of the Huntington Homeowners' Association was held at 12:30 p.m. Sunday, 2/19/2023, by the swimming pool.

The meeting was called to order at 12:30 p.m. by President Dave Egbert. Owners were present from 12 units. In addition, the secretary had received seven proxy ballots. Owners were present from units 4, 9, 10, 12, 15, 16, 17, 19, 20, 21, 24 and 25. Proxies were received from units 1, 3, 5, 7, 8, 14 and 22.

A quorum being achieved, president Dave Egbert opened the meeting on time.

A motion was made by Tim Baker (#16) to approve as posted the minutes from the annual meeting of 2022. The motion was seconded by Phil Foley (#15) and passed unanimously.

President's report: Mr. Egbert (#4) gave a summary of the various projects undertaken during the previous year, including repair of pool furniture, trimming of trees, pool repairs, irrigation repairs, painting over of graffiti on the alley wall, and two changes to the landscaping vendor. Discussion of vent cleaning. Lola getting bids. The dryer vents were not cleaned in 2022, but Lola Walker (#21) said she was in the process of getting bids to do the job in 2023.

Treasurer's Report: Tim Baker gave a short report on our reserves, which are ahead of our long-term plan.

Election Of Board: Mark Welton nominated Gabriel Schlichting as a candidate for the board, to be added to the list of six others who had been nominated prior to the meeting. The motion was seconded by Robin Warren and approved unanimously. Tim Baker moved that the list of seven nominees be approved. That was seconded by Lola Walker and approved unanimously. The board members for 2023 are then Tim Baker, JA Booker, Jackie Collom, Phil Foley, Pamela Haigh, Gabrielle Schlichting and Mark Welton.

New Business:

Exterior wall. The masonry wall along the alley is clearly in need of repair and painting. The long-term reserve plan has some \$17,000 allocated in 2024 for that purpose. Treasurer Tim Baker said it would not be a problem to do the job in 2023 instead. Dave Egbert said he would seek an estimate for the job from Speciality Coatings, which has previously painted the entire complex twice and also done wall repairs.

Front Gate: Phil Foley reported on an engineering appraisal that was performed on our front gate. The report included recommendations for improving the gate performance, and recommended that the association obtain a maintenance contract for the gate. Mr. Foley is working on that.

The meeting was adjourned at 1:22 p.m.

Tim Baker
Secretary/Treasurer

▼ 2022

▼ February 13

- A quorum was established and the meeting was called to order at 12:30 p.m. by president Dave Egbert (#4).

Present were voting members: Egbert (4), Tse (5), Palmer (9), Collom (10), Welton (12), Foley (15), Baker (16), Grover (17), Peters (19), Schlichting (20), Walker (21), Cone (23), Warren (25), and Haigh (27). In addition, prior to the start of the meeting proxy ballots for the board election had been received for Bourdow (1), Maddux (3), Marantz (9), Maka (18), Booker (23) and Messer (26). Proxies from Palmer and Grover were discarded, as they were in attendance.

Minutes of the 2021 Annual Meeting. Moved by Phil Foley (#15), seconded by Lisa Palmer (#9), to accept. Passed unanimously.

President's report.

Mr. Egbert reported briefly on highlights from the previous year and a few ongoing issues.

1. Water costs were high last year, but have been brought under control via repairs and conservation measures.
2. New LED lights were installed on the brick fence along 4th Avenue and 2nd Street. The pole lamps in the courtyard and around the pool were converted to LEDs
3. Repairs to brick paving were made in various places.
4. The dryer vents in most of the units were cleaned. (A few units were skipped as the owners don't use their dryers.)
5. Minor repairs were made to the pool and some of the patio furniture was repaired.
6. The front gate, which had been giving trouble for so long, finally seems to be working without problems.
7. The problem with rats getting inside unit attics is mostly under control, but may still be a problem in a few units. This is a responsibility of the unit owners.
8. One owner recently replaced the unit's underground water shutoff valve with an above ground valve. Mr. Ebert noted that quite a few units have done this and advised those who have not to follow suit. The above-ground valves are more accessible and reliable.

Treasurer's report.

Tim Baker (#16) noted that we have already seen price increases from some of our vendors for 2022 and may see more, due to a rise in inflation. This may cause budget problems later, so he will look for areas to compensate.

Hillary Cone (#24) asked about the schedule for repairing cracks in the alley wall. Mr. Baker said that the reserve plan has money for that in 2024, but that it could be moved forward if needed. Mr. Egbert said he would take up the issue with the Board of Directors.

Board of Directors election.

The seven members of the 2021 Board of Directors all stood for re-election, and no other candidates were nominated. Mr. Baker moved and Mr. Foley seconded a motion to accept the list by acclaim. The motion passed unanimously. The directors are Egbert (#4), Mark Welton (#12), Foley (#15), Baker (#16), Lola Walker (#21), JA Booker (#23) and Pamela Haigh (#27).

New business.

1. Subterranean termites.

Mr. Baker discussed the contract that the association has with Terminix to control subterranean termites. The contract costs a bit less than \$100 per unit per year, and includes annual inspection and treatment, and also insurance to cover any damage that is caused to the

units by subterraneans. In a show of hands, a large majority of those present said they favored keeping the service.

2. Landscaping.

Mr. Egbert outlined the landscaping plan for 2022.

a. Podocarpus will be planted on 4th ave from 3rd street to 2nd. Jasmine will not be trimmed to test if it will fill in with new growth.

b. Entrance to the pool area will be cleaned up and minimal new plantings will be added.

c. Several unit courtyards will be used as a test for regrowing Jasmine and other plantings.

Adjourn

▼ 2021

▼ February 7

- **President David Egbert** declared that a quorum was present (9 needed) and called the meeting to order at 12:30 p.m.

Present: Timothy Baker (16), Dave Egbert (4), Lola Walker (21), Mark Welton (12), Lisa Grover (17), Kent Tse (5), JA Booker (23), Anne Marantz (8), Pam Haigh (27), Lisa Palmer (9), Quay Peters (19), Joe Maka (18), Robin Warren (25) and Phil Foley (15). In addition, secretary Tim Baker had received proxy ballots from LaBoone (7), Maddux (3), White (22), Bourdow (1) and Schlichting (20). A total of 19 owners out of 27 were thus in attendance either in person or by proxy.

Minutes: Ms. Walker moved that the minutes from the annual meeting of 2020 be approved, and Mr. Egbert seconded. The motion passed unanimously.

President's Report: Mr. Egbert reported on three major jobs that had been completed in 2020.

1) The operating machinery for the front gate was installed. This included new safety and other improvements. However, due to various problems, some 20 service calls were needed before the gate seemed to be working consistently as it should. Those calls were part of the warranty service and were not charged to the Huntington.

2) All of the buildings were pressure washed. The association has the buildings painted every ten years, and pressure washed at the mid point between paintings. As a follow up, some wood repair was found to be needed around three chimneys. That was near completion as the meeting was held.

3) Brick work was done at a number of locations, including in the courtyard near the big tree.

Treasurer's Report: Mr. Baker reported that the reserve account had about \$30,000 more at the end of 2020 (\$63,797) than had been forecast. This was due to lower cost for the pressure washing and brick repairs than had been scheduled in the long term reserve plan. However, there were factors that might mean that that money might be needed.

1) \$26,000 had been set aside for brick work, but only \$1,600 was spent. However, that total needs to cover all the remaining years in the plan, which goes through 2043.

2) The plan foresees about \$2,000 in interest income per year. However, with low interest rates at present, interest income has been negligible - just \$6.67 in 2020. That could change and the association may earn more in future years, but that isn't guaranteed.

3) The plan has no category for landscaping, so the association has no money set aside to update the landscaping when that is needed. Mr. Baker said he will recommend to the board that a large portion of the \$30,000 be put in a landscape category.

New Business: Mr. Egbert reported on landscape work that will be scheduled for 2021. He also asked if any of the members was willing to be in charge of a project to have a well installed to provide water for irrigation. No one volunteered.

Old Business: Mr. Baker said that new lights will be installed along the brick perimeter wall once has found an electrician for the job. He said that the association had purchased one of the new fixtures to make sure it was suitable. He, Mr. Egbert and Mr. Foley thought it was fine.

Election: Seven owners had been nominated to serve for they year on the board of directors. They were Mr. Egbert, Mr. Baker, Mr. Booker, Ms. Walker, Ms. Haigh, Mr. Foley and Mr. Welton. Mr. Egbert moved that the slate be accepted, and Mr. Foley seconded. The motion was approved unanimously. The proxy ballots were all in favor of the slate. Ms. Haigh will be new to the board, while the others were incumbents.

The meeting was adjourned at 1:30 p.m.

Timothy J. Baker
acting secretary

▼ 2020

▼ March 1

• I. Call to Order

The meeting was called to order by President David Egbert at 12:30.

Members present: David Egbert (#7), Tim Baker (#16), Phil Foley (#15), John McElroy (#26), Robin Warren (#25), Lisa Grover (#17), Stacie and JA Booker (#23), Hillary Cone (#24), Gabrielle Schlichting (#20), Kent Tse (#5). Lisa Palmer (#9), Anne Marantz (#8), Quay Peters (#19), Barbara Cronin (#6), Mark Welton (#12), Herb Haigh (#27). (In addition, the following members submitted Proxies to the Secretary prior to the meeting: Karen White (#22), Elizabeth & Perry LaBoone (#7), Marilyn Bourdow (#1).)

The presence of a quorum was confirmed.

II. Minutes of 2019 Annual Meeting

The minutes of the 2019 Annual Meeting were approved.

III. President's Report

President David Egbert reviewed 3 projects completed in 2019:

- Re-roofing of all Huntington buildings was completed
- Amended HOA Declarations to restrict short term rentals
- Replaced 21-year-old landscaping along exterior walls and, as needed, in interior common areas
- Engaged Nature's Safeway to spray courtyard to cut down on ants. In response to the President's question, the general consensus was that the ant population has been reduced. Nature's Safeway will return quarterly to treat for ants.

quarterly to treat for ants.

IV. Treasurer's Report

Treasurer Tim Baker reported that expenses are generally within budget, with the exception of water/sewer expense. Water/sewer charges are approximately \$6,000 over budget, primarily due to irrigation system state of disrepair and additional watering done for new landscape plantings. Irrigation system has now been repaired and initial watering for new planting can be discontinued now that plants have taken root. Tim expects that water usage will return to normal levels. Tim also anticipates that the overage in water/sewer expenses will not impact overall budget because amounts can be shifted from other budget items.

Tim also asked that Members review their entries in the HOA member list distributed with the Annual Meeting Notice and let him know if any corrections are needed.

V. Election of Board Members

The proposed slate of Board Members for 2020, previously sent to all unit owners was: Lola Walker, Timothy Baker, Phil Foley, David Egbert, Mark Welton, and JA Booker. The individuals proposed by the slate were elected to serve on the HOA Board.

VI. New Business

a. Front Gate: There have been ongoing problems with front gate. We've been informed that parts needed to repair the gate operating system are no longer available. David Egbert contacted three (3) companies seeking proposals to replace the operating system. He has received the following proposals:

1. USA Fence: \$13,000 to replace operating system; \$1,000 to upgrade keypad kiosk
2. TEM (installed the original system): \$10,000 for operating system; \$1,000 to upgrade kiosk

3. American Access Controls: \$7-8,000 for operating system; no proposal on kiosk
b. Based on proposals and his conversations with each of the above, David recommends TEM. Kiosk upgrade is not required, but the proposed upgrades would switch from a landline system to cell phone. Eliminating the landline would reduce or eliminate the kiosk's vulnerability to damage due to lightning and power surges.

The newly elected Board will review the proposals and make a decision on how to move forward.

c. Pressure Cleaning: We are due this year for pressure cleaning of building exteriors. Cleaning will be done this summer and will include some spot painting where needed. Members will be giving advance notice of cleaning dates so that they can take steps to move outdoor items that might be damaged during the cleaning process.

d. Brick repair: There are several places in the courtyard where brick repair is needed, primarily due to tree roots. David expects the process to be completed within the next 2-3 months. Hillary Cone mentioned problem with the area in front of unit 24 adjacent to the rear gate. Dave explained that there is a drainage problem in that area which will be dealt with once a solution to the drainage issue is found.

e. Tree trimming: Large tree overhanging wall next to pool is dying and needs to be cut back. Arborist will be employed to cut back to the extent possible.

VII. Old Business

a. Outside lighting: Included in the 2020 budget are funds to replace lights on the outside wall. Tim explained that new fixtures typically have built-in LED lights that can't be replaced without replacing the entire fixture. He will research the availability of lights that have replaceable bulbs.

b. Well: David asked for a volunteer to take the lead on the well project. John McElroy offered to bring someone up to date on his efforts on the project before he moves away. David explained that the project needs to be completed in 2020.

c. Cable: Spectrum still has not followed up with us regarding their new contract. We have objected to certain terms in the proposed new contract and have not signed it. David asked for a show of hands as to how many want to keep our existing basic cable arrangement (6); how many want to get rid of cable system (3); how many are indifferent (6). David explained that anyone who wanted to have a full discussion about the cable contract and alternatives should request a Special Meeting of the Association.

VII. Other

Anne Marantz said there's a mosquito problem between units 7 & 8 due to drain at bottom of drainpipes not draining properly.

VIII. Adjourn

Meeting adjourned at 1:05.

Submitted by Robin Warren, Secretary

▼ 2019

▼ February 10, 2019

- **Present:** John McElroy (#26), Lisa Grover (#17), Joe & Barbara Cronin (#6), Lisa Palmer (#9), Quay Peters (#19), Gabrielle Schlichting (#20), Kent Tse (#5), Lola Walker (#21), Philip Foley (#15), David Egbert (#4), Timothy Baker (#16), Robin Warren (#25).

Proxies submitted by: Hillary Cone (#24), JA Booker (#23), Karen White (#22), Carlen Maddux (#3), Marylou Bourdow (#1), Elizabeth & Perry LaBoone (#7)

1. President David Egbert called the meeting to order at 12:35 p.m. and confirmed that a quorum was present.

2. Minutes of the February 25, 2018 Annual Meeting were approved.

3. President's report – David Egbert reviewed the HOA's major accomplishments during 2018:

- Roof replacement: Our 20 year old roof was replaced on all buildings

Gutters were inspected and some new splash guards added. This year, when gutters are cleaned, all will be caulked as well

In conjunction with the roof replacement we got a wind mitigation report for each building; they are available on HOA website . Many of our owners were able to get significant reductions on their insurance

premiums by providing their agents with a copy of the wind mitigation report.

- New mail boxes installed

- Mosquito treatment completed. David thanked to Barbara Cronin for arranging to have the County come out to do that. The County has told Barbara they will not put us on a regular schedule; we will have to call them periodically to remind them to come spray for mosquitoes in drains. If anyone is experiencing mosquito problems, let Barbara know and she'll get the County out here to spray.

- Karen White arranged for Delintz to de-lint all dryer vents

- All homeowners' insurance coverages were reviewed to make sure all units have HO-3 coverage (or the equivalent coverage for units that are rented). Robin Warren reminded everyone to send her a copy of their new declarations page when their coverage is renewed and to confirm that they have HO-3 coverage.

4. Treasurer's Report – Treasurer Tim Baker reported:

- 2018 Budget: Revenue and income were right in line with our budgeted amounts

- 2019 Budget: Very similar to last year. There will be no change in our monthly HOA fees.

- Long-term Reserve Plan: We got an update on our long-term reserve plan. This is the first time since 2007 that the Plan has been updated. The updated Reserve Plan goes through the year 2042. In the past, we've increased our reserve contributions by 5% each year. Under the new Plan, we do not have to increase our annual contribution to reserves. The new Plan is available on our HOA website for anyone who wants to review it.

For this year we have reserves for projected expenses of \$7,000 for a new gate opener (motor). The original 20 year old motor is still in place and will need to be replaced rather than repaired the next time we encounter problems with it. Also, \$3,000 of reserve funds for our irrigation system is in the Plan. The Reserve Plan also has funds (\$2,800) for replacement for exterior lights along the outside perimeter of development. Exterior lights on individual units inside the courtyard and in individual patios are the owners' responsibilities. It was agreed that, for the sake of consistency, the availability and cost of replacements for individual units' exterior lights will be researched at the same time as the HOA's exterior lights are replaced so that owners can, if they wish, replace their own lights at the same time at their own expense.

5. New Business

- Cable television – We have an old contract with Brighthouse. Now Spectrum has taken over and wants us to sign a new contract. Spectrum's standard contract was reviewed by Phil Foley, who noted numerous objectionable provisions. Phil has discussed those issues with Spectrum's sales agents, who referred the issues to their Legal Department several months ago; no response has been received yet. We are currently operating under a one year contract with Spectrum. We have until November 2019 to make a decision whether to renew with Spectrum. If we were to eliminate an HOA cable contract, we would save \$40/month per unit on our HOA fees. Technology and available options for TV reception have changed significantly in recent years. Kent Tse agreed to provide an analysis of other options that are available to home owners without cable and will report back to us at an HOA meeting later this year, so that the Board can make an informed decision about whether to continue or terminate our HOA cable contract.

6. Old Business:

- Landscaping – There is a need to replace some of the original landscaping that was installed by the developer 20 years ago. Decisions that need to be made include: what needs to be replaced; hiring a landscaper to provide advice and then remove and replant as needed; what kinds of plants do we want to replace existing plants. Dave believes this project will probably also involve reviewing and replacing all or some of our sprinkler system. We need a Committee to review this and recommend a plan. Dave is looking for 2 or 3 volunteers to serve on that committee.

•Outside lights and Gate: See Treasurer's report above

•Adherence to rules: Our HOA rules have been established to provide for the safety and enjoyment of all of our residents. Homeowners are reminded to conform to the rules of our Association:
Parking vehicles in courtyard. Rules limit parking to short duration, e.g., while being loaded or unloaded, not for long periods of time. Dogs in courtyard need to be kept on a leash.

7.Election of Board:

Dave opened the floor to nominations for the Board. 7 individuals were previously nominated. Tim moved to elect those 7 by acclamation. Joe seconded. Unanimous approval to elect the following to the Board: John McElroy; Lola Walker; Tim Baker; JA Booker; Phil Foley; Dave Egbert; Robin Warren.

Meeting adjourned at 1:25

Submitted by Robin Warren, Secretary

▼ **July 14 (special meeting)**

- President David Egbert called the meeting to order at 12:30 p.m. A quorum was established.

Present in person: Barbara & Joe Cronin (#6); David Egbert (#4); Lola Walker (#21); Joseph Maka (#18); Stacie Booker (#23); Lisa Palmer (#9); Quay Peters (#19); Marylou Bourdow (#1); Mark Welton (#12); Philip Foley (#15); John McElroy (#26); Kent Tse (#5); Herb Haigh (#27); Robin Warren (#25); Tim Baker (#16).

Present by Proxy: Hillary Cone (#24); Trudy Anderson & Joe Green (#13); Lisa Grover (#17); Perry & Elizabeth Laboone (#7); Carlin Maddux (#3); Anne Marantz (#8); Shelia Reilly (#10 & #11); Jurgen & Gabrielle Schlichting (#20); Karen White (#22).

2. Proposed Amendments to Declarations

Motion made by Tim Baker and seconded by Phil Foley to approve Amendment 1 as set forth in the Special Meeting Ballot. Following discussion, the motion to adopt Amendment 1 passed by a vote of 22 ayes and 2 no votes.

Motion made by Time Baker and seconded by Phil Foley to approve Amendment 2 as set forth in the Special Meeting Ballot. Following discussion, the motion to adopt Amendment 2 passed by a vote of 19 ayes and 5 no votes.

Meeting adjourned at 1:05.

Submitted by Robin Warren, Secretary

▼ **2018**

• **FEBRUARY 25, 2018**

I. Call to Order

The meeting was called to order by President David Egbert at 2:00 p.m.

Members present: David Egbert (#7), Tim Baker (#16), Phil Foley (#15), John McElroy (#26), Robin Warren (#25), Lisa Grover (#17), Stacie and JA Booker (#23), Hillary Cone (#24), Karen White (#22), Jurgen and Gabrielle Schlichting (#20), Joe Maka (#18), Donna Woolums (#13), Kent Tse (#5).

The presence of a quorum was confirmed.

II. Minutes of 2017 Annual Meeting

Karen White moved and Tim Baker seconded that the minutes of the 2017 Annual Meeting be accepted as sent. The motion passed.

III. President's Report

President David Egbert reviewed projects completed over the last year:

- Pool area: Pavers in the pool area were removed, the ground regraded and pavers replaced; some discolored pavers were replaced. Greenery along the rear wall was replaced. David noted that in 2018, the rear wall will be repaired and repainted and the metal fence will be repainted.

- Roof replacement: The roof replacement project is nearly complete, with some gutter work remaining. All gutters will be cleaned and final inspection scheduled. All units that sustained rain damage have now been inspected and a repair estimate is being prepared to submit to the roofing contractor. The roofing contractor has committed to repair all water damage resulting from leaks while the new roof was being installed. There was discussion about whether any funds will be withheld from payment to the roof contractor pending completion of water damage repairs. Phil Foley explained that Florida law requires payment in full when work is complete. Failure to pay could expose HOA to claims by, and possible liability for double payment to, subcontractors, suppliers and laborers. Tim Baker reminded homeowners that we are not a condo association and that each owner is responsible for damages and repairs to the interior of his or her unit. That said, a repair estimate is being obtained to cover all damaged units and that will be presented to the roofer.

- Trees: The City trimmed trees along 4th Ave N and 2nd St, except where trees were inaccessible due to parked cars. David will follow up with City to confirm that they will return to trim the remaining trees. Landscapers will cut back the viburnum hedges this year. Hillary Cone asked that the HOA evaluate the health of a palm tree in her yard.

IV. Treasurer's Report

Treasurer Tim Baker reported that, as of year end, expenses were \$600 under budget. The 2018 Budget remains the same as 2017. Roofing expenses were covered by reserves, which had been determined based on a consultant's review in 2001, as updated in 2011. Tim suggested that we obtain another update to the reserve study. Hillary Cone moved to have the Board obtain an updated Reserve Review. The Motion passed. Tim noted that, after payment to the roofer, we will have approximately \$5,000 remaining in our reserve fund. Based on the proposed Budget, the Reserves will rise to approximately \$40,000 by year end.

V. New Business

David Egbert observed that no new major projects are planned for the next several years. Possible projects to be considered for the future:

- Replace gate opening motors. The current motors are 20 years old
- Major landscaping.
- Replace mail boxes

Homeowners Insurance: We will be getting a wind mitigation report with respect to the new roof. A copy will be furnished to all unit owners so they can submit to their insurers and, hopefully, get a premium reduction

VI. Old Business

- Well – John McElroy has looked into our getting our own well for watering our property. That would result in some savings on our water bills. He will get another bid in late 2018 so that this project can be reviewed for possible implementation in 2019.

- Ants – We got 2 bids on treatments to eliminate ants in the courtyard. Both were very high and offered no guaranty. Nature's Safeway, which many of us use for pest control in our units, will make a proposal and has committed to include a guaranty with the proposal

- Angle parking on 4th Ave N – No decision has been made on whether to convert to angled parking on 4th Ave N between 2nd and 3rd Streets.

- Homeowners Insurance – Secretary Robin Warren explained that unit owners will be asked to provide updated proof of insurance as their policies renew throughout the year. This is a change from prior years, when all owners were asked to provide documentation at the same time early in the year. She also reported that current "structure" insurance coverages maintained by unit owners range from \$80,000 to \$308,000. An insurance agent recently advised that insurers' models show the estimated replacement cost of

our units is in the range of \$228,000-\$235,000.

VII. Election of Board Members

The proposed slate of Board Members for 2018, previously sent to all unit owners was: John McElroy, Lola Walker, Timothy Baker, Karen White, Phil Foley, David Egbert and Robin Warren. JA Booker moved to approve the slate and Hillary seconded. Motion was approved and the proposed slate were elected to serve on the HOA Board.

Meeting adjourned at 2:40.

Submitted by Robin Warren, Secretary

▼ 2017

▼ February 19, 2017

• I. Call to Order

The meeting was called to order by President David Egbert at 12:34 PM.

Members Present: David Egbert (#7), Tim Baker (#16), John McElroy (#26), Joe Cronin (#6), Jurgen and Gabrielle Schlichting (#20), Ann Marantz (#26), Robin Warren (#25), Joe Maka (#18), Mark and Sally Welton (#12), , Stacie Booker (#23), Lola Walker (#21), Philip Foley (#15), Lisa Grover (#17), Quay Peters (#19).

A quorum was confirmed.

II. Introduction of new owners

New owner Stacie Booker was introduced.

III. Minutes from the annual meeting of 2016

Philip Foley moved that the 2016 minutes be accepted as sent. Tim Baker seconded the motion. The motion was passed.

IV. President's Report

President David Egbert discussed the following projects completed last year.

- a. Painting of wall: The inside wall of the pool area was painted.
- b. Pool furniture: Damaged pool furniture was replaced.
- c. Mailbox cleanup: In lieu of replacing mailboxes for an estimated cost of \$5,000, both mailboxes were pressure washed to improve their appearance.
- d. Pavers around the Ficus tree: The courtyard strangler fig tree roots periodically push up bricks in the courtyard. A large root was cut and removed and the associated bricks relayed smoothly.

V. Treasurer's Report

Treasurer Tim Baker discussed aspects of the Huntington financial situation.

- Reserves were \$115,000 at the end of 2016. These will be increased by \$40,000 in 2017 which should be close to what is needed for new roofs. Reserves should be at \$30,000 after roof replacement.
- No large projects are scheduled for a while after roof replacement.
- From the 2003 budget until now, the average yearly expense increase is 4.8% mostly due to unit repairs.
- Monthly cable TV per unit costs \$37. The Board of Directors will pick a committee to look at whether or not to continue this expense. Tim will send out a cable service questionnaire to unit owners.

VI. Election of Board Members

Previous board members on the slate included in the meeting package were David Egbert, John McElroy, Tim Baker, Robin Warren and Lola Walker. Karen White was a new addition to the slate. The slate was approved. President David Egbert moved to accept the slate. Philip Foley seconded the motion. The motion was passed.

VII. New Business

President David Egbert discussed the following.

a. Pool landscaping and pavers: In 2017, the pool area plants along the 3rd Street wall will be replaced. John McElroy will look at possibly using "perma hedge" as suggested by Gabrielle Schlichting. Pavers around the pool will be reset or replaced as needed the end of March/early April.

b. Roof replacement project: This project is due to start January 2018, but may start earlier. 3 bids will be obtained for the work. After roof replacement, Huntington owners may be able to get better prices for homeowner insurance. Obtaining a unit wind mitigation inspection might also reduce costs. The Board may hire someone to write the specifications for the roof replacement project.

c. Trimming of trees along 4th Avenue: The Huntington paid to have the trees trimmed on the side closest to the Huntington. It is the city's responsibility to trim the street side of the trees. This request has been made.

d. Angled parking on 4th Avenue: Angled parking has been completed on 4th Avenue South side from 2nd street to Beach Drive. The project is on hold from 2nd Street West.

VIII. Old Business

a. Ants in the courtyard: Floridian provided a bid for ant removal in the courtyard and pool area for \$4,000 with no long term guarantee. We could put down Spectracide but this is dangerous to animals. For the present, the Board will monitor the ant situation. For inside ants, Tim Baker suggested cleaning kitchen counters with a vinegar solution.

b. Well: Digging a well for Huntington irrigation purposes will be revisited after roof replacement is done.

c. Dumpster gate latch: John McElroy fixed the latch. Thanks, John.

IX. Adjourn

President David Egbert adjourned the meeting at 1:11 PM.

Respectfully submitted:

Quay Peters

Outgoing Secretary

▼ 2016

▼ January 31

- THE HUNTINGTON HOMEOWNERS' ASSOCIATION INC.
350 2ND STREET NORTH - ST. PETERSBURG, FLORIDA
ANNUAL MEETING MINUTES
Sunday, January 31, 2016
Minutes

I. Call to order

The meeting was called to order by President David Egbert at 12:36 PM.

Members Present: David Egbert (#7), Tim Baker (#16), John McElroy (#26), Joe Cronin (#6), Lisa Palmer (#9), Jurgen and Gabrielle Schlichting (#20), Hillary Cone (#24), Marylou Bourdow (#1), Ann Marantz (#26), Kent Tse (#5), Robin Warren (#25), Donna Woolums (#13), Joe Maka (#18), Mark and Sally Welton (#12), Quay Peters (#19).

A quorum was confirmed

II. Introduction of new owners

New owners Mark and Sally Welton were introduced.

III. Minutes from the annual meeting of 2015

Joe Cronin moved that the 2015 minutes be accepted as sent. Mark Welton seconded the motion. The motion was passed.

IV. President's Report

President David Egbert discussed the following successful significant projects completed and paid for in the last 2 years:

- Pool equipment upgraded, the pool refurbished, and landscaping completed
- Modera construction repairs including repair and painting of the South wall, brick column repair for unit #18, pressure washing, and brick cleaning
- Termite and wood rot repairs totaling \$35,000 covered by Huntington reserve funds

- Repainting of the entire complex
- Repair of the wall by the West garbage bin.

John McElroy will discuss the one capital issue that is digging an irrigation well for Huntington watering

V. Treasurer's Report

Treasurer Tim Baker discussed aspects of the Huntington financial situation.

- Finances are stable. Expenditures for 2016 were over only by 1%.
- Long term reserves are in pretty good shape. Reserves are currently \$69,553.93 plus \$11,000.00 set aside for self insurance that is no longer needed. Projected additions through 2018 will bring that amount to \$145,646. There should be enough money available for roof replacement in 2018.
 - Roof replacement is scheduled for 2018, but may take place sooner depending on the number of roof repairs.
- Water bills are from \$1,500 to \$2,000 monthly.

President David Egbert moved to accept the treasurer's report. Hilary Cone seconded the motion. The motion was passed.

VI. Secretary's Report

Secretary Quay Peters requested that unit owners deliver a copy of the home owner's insurance declaration page listing the amount and dates of coverage. The copy can be emailed to qmpeters@gmail.com or provided to Quay at unit #19.

VII. Election of Board Members

Previous board members on the slate included in the meeting package were David Egbert, John McElroy, Tim Baker, and Quay Peters. Lola Walker, Phil Foley, and Robin Warren were new additions to the slate. The slate was approved.

VIII. Committee Reports

John McElroy reported that he has gotten quotes for digging an irrigation well at the Huntington. John Williams is the person who will drill the well. The well would be about 120' deep with a 3 horse power submersible pump. The actual depth would be determined during the process so the cost could vary slightly. The well head (roughly the size of a baseball) would be above ground. The well would be on Huntington common property near the North West gate.

Hillary Cone expressed concern that the well might end up on her property. She was reassured that legally, the well has to be on Huntington common property. She would like a covering to hide the above ground part of the pump.

Tim Baker said that the pump should save about \$2,000 a year so would pay for itself over time.

Kent Tse inquired about maintenance for the pump and was told that \$500 is spent yearly to repair sprinkler heads.

President David Egbert asked for a vote on the recommendation to drill a well on Huntington property to provide water for irrigation. The well vote passed.

IX. Proposed 2016 HOA Projects

President David Egbert discussed the following projects:

- Pool cleanup /furniture repair or replace
We will upgrade the pool furniture to maintain an attractive appearance around the pool.
- Paint north wall and 3rd Street wrought iron
- Clean/replace mailboxes
Mailboxes will be pressure cleaned and possibly replaced. David will put together a Committee to determine what should be done.

X. New Business

Hillary Cone called attention to concrete splatters on some of the brick columns. This will be checked. Joe Maka asked someone to check the gate slide on one of the dumpsters. Joe talked about dog owners that don't clean up after their dogs who defecate around the Huntington perimeter. Lisa Palmer will procure and post signs to discourage this. Hillary Cone asked what could to encourage the renters in unit #14 to keep their garage door closed. The Huntington HOA doesn't have the authority to require garage doors to be closed. President David Egbert said that pavers around the Ficus courtyard tree will be pulled up, tree roots will be cut, and the pavers will be replaced. He will have Floridian spray for ants in the courtyard. In the next few weeks, David and John McElroy will walk around the Huntington to identify needed repairs.

Robin Warren expressed gratitude to David Egbert, John McElroy, and Tim Baker for their attention to and time spent on Huntington affairs.

XI. Adjourn

President David Egbert adjourned the meeting at 1:10 PM.

Respectfully submitted:

Quay Peters
Secretary

▼ 2015

▼ February 22

- **I. Call to order**

The meeting was called to order by President David Egbert at 12:36 PM.

Members Present: Tim Baker (#16), John McElroy (#26), Joe Cronin (#6), Lisa Palmer (#9), Dave Egbert (#26), Jurgen and Gabrielle Schlichting (#20), Donna Wollums (#13), Hillary Cone (#24), Marylou Bourdou (#1), Joel and Ann Marantz (#26), Kent Tse, David Egbert (#4), Robin Warren (#25), Karen White (#22), Roger Ross (#10).

A quorum was confirmed.

II. Introduction of new owners

New owner Karen White introduced herself.

III. Minutes from the annual meeting of 2014

Joe Cronin moved that the 2014 minutes be accepted as sent. Tim Baker seconded the motion.

IV. President's Report

President David Egbert discussed the 4 major projects of 2014.

- The pool was refurbished and landscaping completed.
- Modera construction paid for repairs included repair and painting of the South wall, brick column repair for unit #18, pressure washing, and brick cleaning.
- Termite and wood rot repairs totaling \$30,000 covered by Huntington reserve funds were completed.
- Repainting of the entire complex should be completed by the end of February.

V. Treasurer's Report

Treasurer Tim Baker presented the December 2014 Monthly Report and the 2015 Huntington budget based on the documents included in the annual meeting package.

- Reserves are currently \$91,658. Projected additions through 2018 will bring that amount to \$145,646.
- Anticipated expenses will probably be \$182,000 - \$198,843 depending on whether expenditures for pool furniture, gutters, and roof repair are included. The big expense will be roof repair which is scheduled for 2018.
 - Roofs are original (1998), have an estimated life of 20 years, and are scheduled to be replaced in 2018. Metal roofs will be considered, and are energy efficient with a longer life, but are twice as expensive.

President David Egbert moved to accept the treasurer's report. Hilary Cone seconded the motion. The motion was passed.

VI. Election of Board Members

Previous board members on the slate included in the meeting package were David Egbert, John McElroy, Tim Baker, Tom Gaughan, Roger Ross, and Quay Peters. Joel Marantz is a new addition to the slate. Roger Ross moved that the slate be accepted. Hillary Cone seconded the motion. The motion was passed.

VII. Committee Reports**a. Landscape Committee**

- President David Egbert reported that everything is in order.
 - He and John McElroy check sprinklers once a year, and initiate repairs as needed.
 - Tree trimming and removal of 2 dead palm trees will be done after the painters finish.
 - New landscaping is planned for the entrance to the pool area.

b. Building Committee

- David Egbert said there are no building issues. Painters will see if building Windsor mullions can be bleached clean.

VIII. Old Business**a. Well**

- John McElroy is still working on estimates. The expectation is that the cost will be under \$10,000. A well would allow the HOA to sprinkle with well water and save on city water/sewage expenses. The problem is finding a suitable place for the well.
 - John estimates 1.5 years to amortize the well.
 - Kent Tse suggested the unused dumpster site as a well site.
 - Digging a well would be a capital improvement requiring a vote and 75% owner approval.

b. Wall Repair

President David Egbert said that we may be able to use our current painting contractors to repair all known wall cracks and repair brick damage. The estimate is \$3,800. Brick work wouldn't begin until brick masons are available.

c. Homeowners' Insurance

Roger Ross proposed the question of whether or not the Huntington HOA can get a real property coverage blanket policy for all units. HOA bylaws require insurance coverage, but don't specify an amount of coverage or a deductible. Roger referred to the "Homeowners insurance Proposal" handout.

- Comegys insurance company has provided a quote which would cover up to \$170,000 per unit.
- Group insurance would need to be included in homeowner monthly fees.
- Fees would not cover home contents.
- Kent Tse said that he only trusts Citizen's insurance company.
- All homeowners should review the insurance proposal in preparation for a special meeting to vote on whether or not to have a blanket policy for all units.

d. Property insurance

Tim Baker is investigating property insurance coverage for the pool area.

e. Internet

Kent Tse has a proposal from Brighthouse for a bulk rate of \$25 per unit or \$25 for high speed. The annual fee increase is capped at 5%.

- Huntington owners now pay a \$35 annual fee for cable service with no cap on increases.
- Several concerns were expressed by owners. Hillary Cone needs no cable or internet service. Jurgen Schlichting is a part time owner who has reduced fees when their unit isn't occupied. Some unit owners might have to change email addresses.
- The HOA Board will review the proposal and if appropriate, bring to a homeowner vote.

f. Courtyard parking

No one should park in the courtyard for more than 30 minutes. Lisa Palmer reminded owners to notify neighbors if someone associated with their unit will be parking in the courtyard.

g. Homeowner insurance coverage page

Send or email Quay Peters (qmpeters@gmail.com) the insurance declaration cover page that includes amount of coverage for your unit.

IX. New Business

a. Roof replacement timing

If homeowners encounter too many roof repairs, 3 options would be considered for roof replacement timing.

- Stagger replacement of building roofs over a period of several years using existing reserves.
- Obtain a bridge loan.
- Do an assessment.

b. Replace outside large light globes and repaint posts

President David Egbert will get a quote. Replacement might include unit outside lights.

X. Adjourn

President David Egbert moved for the meeting to adjourn. Joel Marantz seconded the motion. The meeting was adjourned at 1:40 PM. Thanks to Robin Warren for taking meeting notes.

Respectfully submitted:

Quay Peters
Secretary

▼ February 9

- I. Call to order

The meeting was called to order by President John McElroy at 11:30 AM.

Members Present: Tim Baker (#16), John McElroy (#26), Barbara Cronin (#6), Lisa Palmer (#9), Dave Egbert (#26), Jurgen and Gabrielle Schlichting (#20), Donna Wollums (#13), Peggy Spoor (#11), Hillary Cone (#24), Marylou Bourdou (#1), Joel Marantz (#26), Lola Walker (#21), Gene Oliver (#15), Kent Tse, David Egbert (#4), and Quay Peters (#19)

A quorum was established.

II. Introduction of new owners

New owner Robin Warren introduced herself.

III. Minutes from the annual meeting of 2013

President John McElroy stated that the 2013 minutes be accepted as sent.

IV. President's Report

President John McElroy mentioned that there have been a number of external unit repairs at the Huntington some of which still need to be done. He indicated that things were going generally well for the Huntington. The budget committee didn't want to, but found it necessary to raise monthly unit owner fees primarily due to increased water fees.

A goal for the Huntington board of directors in the coming year is to look at digging a well to provide water for Huntington landscape watering to offset the cost of water bills. The payback time for the outlay would be approximately 1 ½ years.

V. Treasurer's Report

Treasurer Tim Baker presented the December 2013 Monthly Report and the 2014 Huntington budget based on the documents included in the annual meeting package.

The monthly maintenance fee has gone up due to a number of things. Water costs are the primary cause. Pool work will probably cost \$15,000 - \$17,000. This number is lower than the previously anticipated amount due to regulatory relief from the state.

Huntington water bills are up. A private well would save us \$3,000 - \$5,000 per year. The estimate for digging a 320' well not including a tank was \$10,000. The expenditure for a well would require an owner vote with a 75% majority.

When and how much to repair/replace the alley wall is still undecided.

\$35,000 was spent on outside unit repairs over several years. Most of the largest repairs due to faulty roof work have been done.

Exterior unit painting may be put off for a year or more..

Peggy Spoor asked when units would be painted as there is a contractor painting the units where she lives. She would be happy to provide his name and contact information.

Dave Egbert moved to accept the treasurer's report. Hilary Cone seconded the motion. The motion was passed.

VI. Election of Board Members

Previous board members on the slate included in the meeting package were John McElroy, Tim Baker, Tom Gaughan, and Quay Peters. Lisa Palmer withdrew from the slate. Peggy Spoor expressed appreciation for the board. There were no board nominations from the floor. President John McElroy moved that the slate plus Kent Tse be accepted by acclamation. The motion was passed.

VI. Committee Reports

a. Building Committee

i. Wall Repair

President John McElroy reported that:

Work wasn't started on the alley wall repair due to the expected impact of the construction next door. The board will determine if we will repair/replace the wall with the help of the Mill Creek construction company.

ii. Pool

President John McElroy reported that:

Pool work will start this week or next to repair and resurface the pool, bring the pool to code compliance, install new ladders and steps, replace tiling, and realign pavers surrounding the pool. Pool work will take 4-5 weeks to complete.

iii. Street Lamps

President John McElroy reported that:

Front fence lights on units 1 and 2 are not working. The associated wiring was done incorrectly on these units and will require digging to repair the lights.

b. Landscape Committee

Dave Egbert reported that:

Landscaping work will be and has been done in the pool area. A large overhanging tree was pruned so that the branches don't extend into the pool area.

Some of the dying shrubs on the side of the pool enclosure will be replaced with palm trees.

About half of the unit courtyards will be mulched.

He and President John McElroy have been checking individual sprinklers and having faulty ones repaired.

Hilary Cone expressed interest in having her unit grass replaced with an alternative.

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VII. Unfinished Business

Lola Walker asked if the city helps with mosquito control and was told that on request, the city will send someone to assess mosquito issues.

VIII. New Business

a. Mill Creek development project

President John McElroy and Tom Gaughan met with Sam from Mill Creek on what cleanup they could do for us before the holidays. The cleanup wasn't done.

The Mill Creek office is on the alley/3rd Street corner of the apartment building.

John talked to the Huntington condo attorney about how to approach Mill Creek in regard to the damage they have done to the Huntington. She said that we should make a list with associated pictures, and get signoff from Mill Creek on the list.

John and Tom will talk to Sam again.

Jurgen Schlichting suggested having Mill Creek post a bond.

The board will continue discussion on the approach to Mill Creek.

b. Cable TV/Internet service update.

Tom Gaughan is researching various options for the Huntington.

Verizon FIOS will be available for the apartments next door.

c. Additional new business

All Huntington unit owners MUST email/send a copy of their homeowner insurance declaration page to Quay Peters. An email reminder about this will be sent to owners.

Several Huntington residents have had a problem with their gate locks. Sticky gate locks can sometimes be fixed by spraying them with a lubricant.

VII. Adjourn

President John McElroy called for the meeting to adjourn. The meeting was adjourned at 12:25 PM.

Respectfully submitted:
Quay Peters
Secretary

▼ **2013**

▼ **February 23**

• **I. Call to order**

The meeting was called to order by President John McElroy at 11:02 PM.

Members Present: Tim Baker (#16), John McElroy (#26), Barbara Cronin (#6), Marlys Meckler (#17), Lisa Palmer (#9), Dave Egbert (#26), Jurgen Schlichting (#20), Donna Wollums (#13), Peggy Spoor (#11), Hillary Cone (#24), Tom and Anne Gaughan (#23), Pam Haigh (#27), Marylou Bourdou (#1), Roger Ross (#10), Quay Peters (#19)

A quorum was established.

II. Introduction of new owners

New owners Hillary Cone, Roger Ross, and Tom and Anne Gaughan were introduced. Peggy Spoor and her husband were introduced as owners of a rental unit.

III. Minutes from the annual meeting of 2012

Tim Baker moved that the 2012 minutes be accepted as sent. Jurgen Schlichting and Hillary Cone seconded the motion. The motion was passed.

IV. President's Report

John McElroy expressed pleasure at the number of people attending the annual meeting and the hope that the Huntington HOA will continue to self manage the Huntington townhouses. He mentioned pool and unit #24 wall repair as future issues.

V. Treasurer's Report

Treasurer Tim Baker presented the December 2012 Budget Report based on the Budget document included in the annual meeting package.

\$20 was added to each unit's monthly payment to increase HOA reserves which raises unit monthly payments to \$315.

This additional payment may be necessary for only a few years.

\$25,000 in unplanned unit repairs over several years resulted in a reserve level lower than projected.

Repairs of this type are not expected to continue as all end units with similar flashing problems have been repaired.

Current reserves are not at a dangerous level, and are being increased monthly to avoid a per unit assessment at some future time.

Water rates are rising so the Huntington landscape committee is moving more to plants that require less water.

Hillary Cone reported that the unit #24 outside spigot is leaking.

Tim said that this type of repair is the unit owner's responsibility.

Peggy Spoor suggested a possible future approach to increase HOA revenues/reserves would be to have 13 instead of 12 yearly payments using the 13th payment for the increase.

VI. Election of Board Members

Previous board members on the slate included in the meeting package were John McElroy, Tim Baker, Tom Gaughan, Lisa Palmer, and Quay Peters. Howard Miller withdrew from the slate. Tim Baker moved that the slate plus Roger Ross be accepted by acclamation. Roger Ross seconded the motion. The motion was passed.

VI. Committee Reports

a. Building Committee

i. Wall Repair

President John McElroy reported that:

The contractor selected to repair the Huntington alley wall adjacent to unit #24 wants to coordinate the repair with the Mill Creek group doing the adjacent apartment development.

Wall repair will take 2-3 weeks.

The city will be asked to remove the garbage bin adjacent to the problem wall.

After the garbage bin is removed, the contractor will get the required building permit using the site survey John obtained.

Piling work for the apartment development next door has been completed so there should be a minimum of damage caused by Mill Creek construction to the repaired wall.

\$15,000 has been set aside for the wall repair which will probably be \$17,000.

Further outside Huntington wall issues will probably be ongoing as the result of normal aging and the fact that the wall footings are not as large as they should be.

Hillary Cone reported a separation of dry wall in her garage probably caused by the construction. This issue should be discussed with the Mill Creek group.

ii. Pool

President John McElroy reported that:

Howard Miller has asked for an exemption for the Huntington to update the pool filter system because the filter update is really for larger pools.

The filter update is a \$3,000 - \$4,000 expense.

A filter update would require additional pool repair such as surface refinishing.

Our local health department expects us to comply with the filter update requirement.

In the short term, pool furniture will be repaired/replaced and pressure washed before swimming season.

Any further pool related repairs will take place after swimming season.

b. Landscape Committee

i. Units 14 and 17 tall trees

Dave Egbert reported that:

Huntington landscaping is pretty good.

The Flat Lands landscaping group has worked on the plants in the pool area and put stones adjacent to unit #11.

There are problem areas such as the grass by unit #18 that has been resodded finally for the 4th time. Owners can choose to replace unsightly grass with plantings or the HOA will replace the

grass with mulch.

Huntington palms will be trimmed and the courtyard strangler fig tree will be checked in the Spring.

4th Avenue oak tress will be trimmed on the outside by the city. Trimming on the Huntington side is the responsibility of the Huntington HOA.

Crepe Myrtle trees were trimmed 2 years ago so don't need trimming this year.

The Williams sprinkler group will check the sprinklers.

There is a missing shrub near unit #11. This shrub has been replaced several times.

There are 3 trees in the unit #14 yard and 1 tree in the unit #17 yard that are taller than the wall, and are therefore not compliant with HOA regulations.

The HOA board is responsible for enforcing compliance and will discuss this issue in a future board of directors' meeting.

VII. Unfinished Business

Any repairs to the alley adjacent to the Huntington are the responsibility of the city of St. Petersburg. Lisa Palmer made a motion to accept Unfinished Business. Barbara Croning seconded the motion.

VIII. New Business

a. New construction on adjacent property

Dave Egbert and Tim Baker will get estimates on pressure cleaning for Huntington units.

Cleaning should wait until there is less debris from the construction next door.

b. Additional new business

Dryer vent cleaning needs to be scheduled.

Gutter cleaning will be done in the Summer.

Tom Gaughan will talk to Verizon about their willingness to bring FIOS connectivity to the Huntington and next door apartments.

VII. Adjourn

President John McElroy called for the meeting to adjourn. The meeting was adjourned at 12:05 PM.

Respectfully submitted:
Quay Peters
Secretary

▼ 2012

▼ February 19

- **ANNUAL MEETING MINUTES**
Sunday, February 19, 2012
Minutes

I. Call to order

The meeting was called to order by President John McElroy at 12:00 PM.

Members Present: Tim Baker (#16), Robin and John McElroy (#26), Barbara Cronin (#6), Milt and Marlys Meckler (#17), Martha Ann Haile (#22), Lisa Palmer (#9), Dave Egbert (#26), Jurgen and Gabrielle Schlichting (#20), Howard Miller (#25), Donna Wollums (#13), Quay Peters (#19)

A quorum was established.

II. Introduction of new owners

No new owners were present.

III. Minutes from the annual meeting of 2011

Gabrielle Schlichting moved that the 2011 minutes be accepted as sent. Howard Miller seconded the motion. The motion was passed.

IV. President's Report

John McElroy provided the following report.

Inspection of unit exteriors

Inspection will be done in the next couple of weeks.

A few unit owners have reported a need for repairs.

Repairs will be done as needed.

Swimming Pool

All swimming pools in the county must be updated to be code compliant.

We are in good graces with the health department until 2013.

Initially the required method of compliance (underground storage tank) was very expensive (\$15,000 - \$16,000).

Making the pool code compliant with this approach would result in having to resurface the pool.

Compliance can now be done through one of two less expensive alternatives (\$900 - \$1,500) and won't require resurfacing the pool.

John prefers the vacuum breaker device and will explore what is required for maintenance.

Our pool company would be able to fix the copings that need repair.

John will meet with our pool maintenance man in the next couple of weeks.

Huntington perimeter walls

Rebuilding the wall adjacent to unit #24 will be done in 2011.

John is working on the drawings for replacing the wall that are necessary to obtain the associated permit.

There are possible future wall problems associated with insufficient depth of the material covering the wall bricks.

V. Treasurer's Report

Treasurer Tim Baker presented the December 2011 Budget Report.

The Board of Directors is happy with the state of the Huntington treasury.

The value of the Reserve Fund is approximately \$110,000.

Dues went up \$10 a month per unit in 2011 due to the roof issue.

Consultant's Roof Report

The Board of Directors decided to have the Huntington reserve plan updated and engaged a consultant to update the report.

The consulting group also does management work.

Roof repairs for 2018 were projected for \$95,000, but are now projected for \$160,000 based on current prices and observation of roofs from ground level.

A forensic architect who is a roofing expert was hired to do a more detailed report of the roofs that will include satellite imaging, pictures, and detailed roof specifications.

The architect inspected every foot of Huntington roofs and reported loose nails and shingles resulting in the

necessity of replacing the roofs as early as 2016.

The architect's final report is late, and may recommend doing some work now thereby allowing full roof replacement later than 2016.

It may make sense to replace the current shingles with lighter color shingles to save money on air conditioning for units.

Unit exterior paint is holding up well so we may be able to delay painting and to apply associated monies to roof replacement.

Water bills are a bit higher than projected by \$100 - \$200 a month which is probably due to watering twice a week instead of once.

Changing to a drip system instead of the current upright sprinklers at a cost of \$2,000 would save about \$475 per month.

A drip system is better for roots and would reduce unit wood rot in certain areas between units on 4th Avenue.

Some Huntington owners don't like unit related assessments, and prefer higher monthly fees instead.

High assessments are usually for condominiums so Huntington owners should not be faced with a need for a large assessment.

VI. Election of Board Members

Nominated board members were Howard Miller, Barbara Cronin, Tim Baker, John McElroy, Martha Ann Haile, Lisa Palmer, and Quay Peters. Barbara Cronin moved that there be no additional nominations. Dave Egbert seconded the motion. The motion was passed. Martha Ann Haile made a motion to accept the slate as presented. Dave Egbert seconded the motion. The motion was passed.

VI. Committee Reports

a. Building Committee

Huntington alley wall adjacent to unit #24

John McElroy will finish the drawings needed to obtain the repair permit and hopes to have the permit in a month.

Wall repair is not urgent as the gate to the alley still opens.

Construction on the new development that will be beside the Huntington may impact the stability of the wall.

The wall should be repaired and a baseline wall report written by an outside consultant done just prior to the start of the new development construction.

Barbara Cronin moved that the person who did the prior assessment of the wall be engaged to reassess the wall. Martha Ann Haile seconded the motion. The motion was passed.

Donna Woolums proposed an amendment to the motion that the wall repairs be done and then an assessment report written close to when construction begins next door. Tim Baker seconded the motion. The amended motion was passed.

Wall surface repair is included in the reserve plan for 2018 and projected for part of a \$2,000 bucket

Reserve Plan

Includes \$75,000 for painting. Power cleaning may be all that is necessary in 2012.

\$3,000 is set aside for irrigation in 2013. We could upgrade to a drip watering system.

\$4,000 for pool coping repair is scheduled for 2016, but may be done sooner.

\$5,800 for gate operation and \$15,000 for pool repair is scheduled for 2012. Neither are needed this year.

\$4,000 is set aside for mailbox replacement in 2014.

No maintenance items are in the plan for 2015, 2016, or 2017.

Gutter and downspout repair is scheduled for 2018.

Rats

Donna Woolums reported that there are rats in her attic.

John will look at the outside air conditioning vent of Donna's unit to see if it contains mesh to prevent rat entry. If not, the Huntington HOA is responsible for having the mesh installed.

Lisa Palmer mentioned that many types of creatures will be displaced when construction begins next door resulting in more similar issues in the Huntington.

Barbara Cronin will look into what the city/county will do relative to rat removal.

b. Landscape Committee

Dave Egbert reported that the Willow Tree landscaping maintenance company is doing a good job at the Huntington.

Dave and John McElroy will have the group cut back certain bushes.

The courtyard Ficus tree is healthy and strong.

The Huntington tree maintenance company will remove 2 limbs from the Ficus and trim the palms.

The tree next to the Huntington pool area but not inside our pool enclosure needs to be cut back. The tree is not on Huntington property, but the owner won't keep it trimmed so our tree maintenance people do it.

It may make sense to add some sprinklers to the courtyard median or to install a drip system there to keep the bushes from dying.

The remainder of the previously planned landscape planting will be done at the appropriate time of year.

The cost quoted to cut down the courtyard Ficus tree and grind down the stump is \$3,000.

Publix gift cards should be sent at holiday time to the people who do our landscaping and maintenance.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

a. Huntington Garage Doors

Garage doors should be closed when not in use. Huntington owner and renter should be respectful and sensitive relative to this guideline.

b. Huntington Renter Information

Martha Ann Haile requested that the Huntington directory include owners and renters contact information.

Tim Baker has this information and will email the directory as it is updated.

Howard Miller suggested that owners be required to provide the Board of Directors with a copy of rental lease and agreement to ensure that the unit has been rented for at least 1 year as required by Huntington rules.

16 of the units are occupied full time by the owners, and four are occupied part time by the owners. That's 20 out of 27, or 74 percent. Two units are vacant (#10 and #27), and five are rentals. It would be desirable to engage renters through social functions.

The Board of Directors will discuss what if any information should be provided to or required from renters.

c. Proposed Development Next Door

Construction next door to the Huntington will probably begin sometime after the end of the year.

Proposed construction includes an eight story apartment building of 1 and 2 bedroom apartments, a four story parking garage with a pool on top, and a trash area.

Target age range for renters is 25 – 40 years.

The parking garage will probably be on the alley.

The Downtown Neighborhood Association met with the builders.

They asked for landscaping next to the alley and roads.

Trammel Crow is the builder and the financing is being provided by a large insurance company.

The developer currently has an option on the property next door.

Tim Baker and John McElroy are our representatives for discussions with the developers.

It would probably be possible to have the Huntington Board of Directors meet with the developers.

VII. Adjourn

President John McElroy called for the meeting to adjourn. The meeting was adjourned at 1:30 PM.

Respectfully submitted:
Quay Peters
Secretary

▼ 2011

▼ February 27

• I. Call to order

The meeting was called to order by President John McElroy at 10:06 AM.

Members Present: Tim Baker (#16), Robin and John McElroy (#26), Barbara Pacheco (#6), Milt and Marlys Meckler (#17), Martha Ann Haile (#22), Peggy Spoor (#11), Jurgen and Gabrielle Schlichting (#20), Chuck Wray (#5), Howard Miller (#25), Donna Wollums (#13), Quay Peters (#19)

A quorum was established.

II. Minutes from the annual meeting of 2010

The 2010 minutes were accepted based on those sent with the annual meeting announcement.

III. President's Report

John McElroy provided the following report.

- Swimming pool
 - o All swimming pools in the county must be updated to be code compliant.
 - Making the pool code compliant would result in having to resurface the pool.
- Huntington perimeter walls
 - o Rebuilding the wall adjacent to unit #24 will be done in 2011.
 - John is working on the drawings for replacing the wall that are necessary to obtain the associated permit.
 - o There are possible future wall problems associated with insufficient depth of the material covering the wall bricks.

IV. Treasurer's Report

Treasurer Tim Baker presented the December, 2010 Budget Report.

- The “% of Annual” percentages on the Budget Report are incorrect.
 - A corrected Budget Report will be sent with the meeting minutes.
- Probable expenses for 2011 are:
 - Updating the swimming pool to be code compliant and resurfacing the pool
 - o Pool expenses would be approximately \$13,000.
 - Rebuilding the wall adjacent to unit #24
 - o Cost would be approximately \$12,000 and could be taken from HOA reserve and operating funds.
 - Replacing portions of the Huntington sprinkler system with an above-ground drip system
 - o Huntington sprinklers use potable water.
 - o The drip system should save us about a quarter of monthly water bills.
 - Monthly water expenses are \$600 - \$700.
 - Cost of the putting in the drip system would be approximately \$2,000.

V. Election of Board Members

Nominated board members were Howard Miller, Barbara Pacheco, Tim Baker, John McElroy, Martha Ann Haile,

Lisa Palmer, and Quay Peters. There were no nominations or volunteers from the floor. President John McElroy closed the nominations. Martha Ann Haile moved to accept the nominations, Marlys Mechler seconded the motion, and the motion was approved.

VI. Committee Reports

a. Building Committee

John McElroy reported that the majority of wood rot associated with Huntington unit outside walls has been fixed.

- [?] What remains is superficial and minimal.

Donna Woolums said that there are creatures in her attic and she has asked animal control people to inspect her attic and remove the creatures.

- [?] John will look at the outside of the attic to see if he can see an entry point for the creatures.

b. Landscape Committee

John McElroy reported that in 2010, an irrigation professional thoroughly checked the Huntington sprinkler system.

- The irrigation professional said that we were paying too much for water and suggested getting rid of sprinkler heads between buildings as they are contributing to unit wood rot.
 - o He suggested replacing sprinkler heads with a drip system that would be on top of the ground.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

Community Recycling

Lisa Palmer researched and prepared a community recycling report that was distributed to meeting attendees.

- She proposes a weekly pick-up for three or four 96 gallon recycling carts.
 - o The carts would replace one of the existing Huntington dumpsters.
 - o Owners would separate items into the separate recycling carts.
 - o The cost would be \$18.50 per week, \$80.10 per month, \$961.20 per year.

Tim Baker will confirm what the savings would be for eliminating the unit and rollout charges for one of the existing dumpsters.

The Huntington Board of Director will vote on community recycling for the Huntington.

Wind Mitigation

Tim Baker will send email about obtaining wind mitigation inspections that can result in a lowering of unit home owner insurance fees.

- Following is a suggested contact for home owner's insurance.
 - o Wayne Killian (727-526-7527) of the independent insurance company Comegy.

VII. Adjourn

John McElroy called for the meeting to adjourn. The meeting was adjourned at 10:40 AM.

Respectfully submitted:
Quay Peters
Secretary

▼ 2010

▼ January 30

• I. Call to order and establishment of a quorum

Meeting was called to order by acting President John McElroy at 1:04 PM.

Members Present: Tim Baker (#16), John McElroy (#26), Wood and Sandie Sproat (#24, #12), Barbara Pacheco (#6), Marlys Meckler (#17), Martha Ann Haile (#22), Peggy Spoor (#11), Jurgen and Gabrielle Schlichting (#20), Chuck Wray (#5), Lisa Palmer (#9), Quay Peters (#19)

II. Introduction of new owners

There were no new owners present.

III. Minutes from 2/7/09 Annual meeting

Secretary Quay Peters read the minutes from the 2/7/09 annual meeting. There were no amendments or corrections to the minutes.

IV. President's Report

There was no President's report.

V. Treasurer's Report

Treasurer Tim Baker reported the following:

Monthly fees have been raised \$20.

\$10 of the increase is to cover Huntington electricity, water, and termite protection charges that have gone up.

\$10 of the increase will go to improve landscaping.

There is money in reserve (primarily in CDs) earning a little interest.

According to the Huntington plan, reserve money shouldn't be needed for a year or two.

The courtyard brick repair and root trimming was \$600 which didn't come from reserves.

The new plaques on the front gate pillars were paid for from reserves.

Taxes were sent to the accountant on 1/29/10.

Research continues to identify what is causing the wall next to unit #24 to crack and shift.

The City televised the sewers near the wall and found nothing that might be causing the problem.

We are paying an engineer \$2,000 who has tested the soil in the vicinity 3 times looking for pockets and loose areas. He has not submitted a report yet.

VI. Election of Board Members

Nominated board members were Howard Miller, Barbara Pacheco, Tim Baker, John McElroy, Martha Ann Haile, Lisa Palmer, and Quay Peters. There were no nominations or volunteers from the floor. The acting President closed the nominations. Marlys Meckler moved to accept the nominations, Jurgen Schlichting seconded the motion, and the motion was approved.

VII. Committee Reports

a. Building Committee

Tim Baker reported that there have been several roof repairs in 2009 related to the roof flashing. While fixing the repairs, the roofer noted that there were problems such as nails coming out of the roof sheathing. Roof replacement is planned for 2017/2018. The board of directors will have a person who is not a roofer inspect the roofs.

Chuck Wray suggested having the gutters (specifically the deflectors) checked at the time the roofs are checked.

John McElroy will do an annual inspection of the units in February.

Most damage is usually to the soft wood white trim which tends to rot due to water damage.

b. Landscape Committee

John McElroy has 4 bids from prospective landscaping companies and the prices are good. The preferred company, Willowtree Landscape:

Would have 2 crews, one to mow, edge, and blow in the courtyard and outside the Huntington and one that would handle the shrubs and weeding.

Has been in business a long time and handles landscaping for Synovis bank.

Suggestions relative to landscaping were:

.The jasmine should be cut back and not allowed to grow up the unit walls.

When a new landscaping company is selected, a member of the Huntington landscape committee should list what needs to be done weekly and monthly and should walk the property with the landscaper.

John McElroy anticipates following this regimen.

The grounds bordering the Huntington particularly along 3rd Street need attention.

Lisa Palmer, John McElroy, and Dave Egbert will be on the landscape committee. They will create a report and make a recommendation to the board.

Opinions were solicited about whether or not to keep the Ficus tree in the courtyard. Discussion included:

The city doesn't require that the tree be replaced.

The tree roots are taking moisture from the other plantings in the courtyard which is why they don't do well.

Peggy Spoor suggested planting Asian Jasmine which is low growing and requires little moisture.

Discussion ended with the suggestion that we are spending unnecessary funds to keep the tree in repair. Tim Baker indicated he would look back to come up with that amount

c. Termite Report

Tim Baker and John McElroy looked at termite protection for the Huntington 6-7 years ago.

There are 2 kinds of termites, subterranean and inside drywood termites.

Subterranean termites are fast moving and can tunnel into units quickly.

We have insurance, yearly inspection, and outside termite protection through Terminix.

Drywood termites take a long time to create damage and were not a concern 6-7 years ago.

Barbara Pacheco reported that the units in her building group have experienced termite problems and jointly contracted with Nature's Safeway to provide termite protection.

Contracting jointly resulted in better prices (\$700 instead of \$1100 per unit) for the initial treatment. There is a 10% yearly charge for inspections and continued protection.

Nature's Safeway uses products that are safe for inhabitants. They can be contacted at 727-895-8082.

Ant problems can be addressed by spraying the ants with a solution of 1 cup water, 1 cup rubbing alcohol, and a dash of dishwasher soap such as Ivory.

VII. Unfinished Business

The garage door of the Maka unit needs to be repainted. John McElroy will include this in his building report.

VIII. New Business

Wood Sproat and Tim Baker will replace the bulbs in the entry keypad kiosk that have burned out.

VII. Adjourn

A motion was made by Barbara Pacheco to adjourn the meeting, and seconded by Lisa Palmer. The meeting was adjourned at 1:55 PM.

Respectfully submitted:
Quay Peters
Secretary

▼ 2009

▼ February 7

- Meeting was called to order at 10:35 AM by President David Egbert

A quorum was present.

Those Present: Tim Baker (#16), Tom Riley (#7), Dave Egbert (#4), Quay Peters & Bill Moriarty (#19), Barbara Pacheco (#6), Jurgan & Gabrielle Schlichting (#20), Martha Haile (#22), Lola Walker (#21), Wood & Sandie Sproat (#12, #24, #25), Marylou Bourdow (#1), Donna Woolums (#13), Joseph Maka (#18), Milton & Marlys Meckler (#17) and Nancy Vildibill (#14).

Proxy mailed in: John & Robin McElroy (#26), D. Carlen & Martha Maddux (#3), Chuck & Judy Wray (#5), Joel & Ann Marantz (#8), Lisa Palmer (#9), Thomas Gaughan (#23)

Minutes from the 2008 Annual Meeting: Milt Meckler moved that we dispense with the reading of the minutes since they had been sent by mail. Motion was seconded. Motion carried.

President's Report: Everything is in good shape and up to date.

Treasurer's Report: Budget report was sent to all homeowners.

Because of fewer repairs, we are \$1,500.00 ahead of budget. \$1,000 will be transferred to the Reserve Fund. Treasurer reminded everyone that homeowners need to send in a copy of their current homeowners insurance to him or Nancy Vildibill.

Election of Officers: President called for Nominations from the floor. There were none. Milton Meckler moved that the slate of directors as presented be elected. Motion was seconded. Motion carried.

2009 Huntington Homeowners' Association Board of Directors: Timothy Baker, Barbara Pacheco, Nancy Vildibill, Dave Egbert, Quay Peters, John McElroy, Wood Sproat.

Committee Reports:

Building Committee: In the absence of Chairman John McElroy, Wood Sproat reported on pool and wall on alley. John McElroy will be examining all Huntington buildings including the wall near the Sproat's unit 25 where the outside wall is tipping in and the bricks around the sewers. The ficus tree in the central courtyard is moving the ground again. Unit #1 reported that tree is hitting the unit.

Landscape: Dave Egbert reported that "Floridian" will be spraying with roundup and that trees will be trimmed. James is continuing with grounds and will be planting, replacing some plants, and trimming bushes including the hedges and jasmine within individual patio areas. Abbott Henderson has been employed to do the mowing, blowing, and weed control in the areas that border the streets. Trees will be trimmed in February.

Social Chairman, Barbara Pacheco reported that there will be a Wine and Cheese Party on March 22, 2009, 5PM, at her unit, #6.

Unfinished Business: None

New Business:

Marlys Meckler reported that the Preservation Society has a 12" x 14" Historical Plaque design for Huntington Hotel in the workings. When the design is done, the Board will be asked to review it, and determine whether or not to purchase a plaque for display outside the Huntington.

Dave Egbert asked for volunteers for the following:

Saturday morning pool cleanup: Milt Meckler, Dave Egbert, Forbes Riley, and Barbara Pacheco volunteered. Dave will also speak to Chuck Wray.

Look at the possibility of using solar power to run the Huntington gates and public lights. Milt Meckler volunteered.

Contact the city to see what can be done to repair the alley that runs by the Huntington. Bill Moriarty volunteered.

Homeowners gave 2008 Board a round of applause.

Meeting was adjourned by President at 11:18 AM

*Respectively Submitted:
Nancy Vildibill, Secretary*

▼ **2008**

▼ **January 26**

- **Meeting was called** to order at 10:07 AM by President Wood Spoot

A quorum was present.

Those Present:

Beau & Roslyn Jeffrey (#2); Tim Baker (#16); Dave Egbert (#4); Quay Peters (#19); Barbara Pacheco (#6); Gabrielle Schlichting (#20); Lisa Palmer (#9); Martha Haile (#22); Wood & Sandie Sproat (#12, #24, #25); Joan Gaughan (#23); Donna Woolums (#13); John & Robin McElroy (#26); Nancy Vildibill (#14); Jack Cahill – proxy for #1, Marylou Bourdow

Proxy mailed in: Peggy Spoor (#11)

Minutes from the 2007 Annual Meeting: John McElroy moved that we dispense with the reading of the minutes since they had been sent by mail. Martha Haile seconded the motion. Motion carried.

President's Report: Everything is in good shape and up to date. President reported that he did not want to be considered for an office next year.

Treasurer's Report: Budget report was sent to all homeowners. Homeowners need to send a copy of their current homeowners insurance to the secretary. Reminder: Individual Parking Permits need to be renewed.

Committee Reports:

Landscape: Dave Egbert reported palms have been trimmed - ficus tree roots are to be trimmed - the new pest control co. is "Floridian" - viburnum will be treated. Owners were reminded to take down Christmas

tree lights from their shrubs.

Unfinished Business: None

New Business:

Discussion on graffiti on outside property walls. It was reported that a bike had been stolen from an owner's garage.

Election of Officers:

President called for Nominations from the floor. There were none.

Ballots were passed out with the seven names submitted: John McElroy, Dave Egbert, Wood Sproat, Tim Baker, Quay Peters, Barbara Pacheco and Nancy Vildibill.

Teller (John McElroy) counted Ballots and Proxy Ballots and announced that the seven candidates were elected unanimously. Teller will destroy ballots.

2008 Huntington Homeowners' Association Board of Directors:

Timothy Baker, Dave Egbert, John McElroy, Barbara Pacheco, Quay Peters, Wood Sproat and Nancy Vildibill

Meeting was adjourned by President at 10:25 AM

Respectively Submitted:

Nancy Vildibill
Secretary

▼ 2007

▼ January 27

- **Call to order** – Wood Sproat called the meeting to order at 10 a.m.

Roll Call – 19 owners were present or had presented their proxies providing us with a quorum.

Introduction of New Owners

Minutes from the Annual Meeting of 2006 were distributed with the official annual meeting notice. Chuck Wray moved that we approve the minutes as distributed and posted on our web site. Dave Egbert seconded the motion.

President's Report

Wood Sproat reported that we have a new chair of landscaping and irrigation, Dave Egbert. Wood noted that he feels the landscape chair should be on the Board due to it's importance. Dave Egbert is running for the 2007 Board of Directors.

Wood Sproat noted that the following units are for sale with an asking price range of \$540,000. to \$590,000.; 7, 11, 25, 27.

The annual inspection was performed by Wood Sproat and John McElroy who made the following observations: we need storage for miscellaneous items, i.e. extra paint, etc. need mulch in the courtyard

the Banyan tree is starting to move the curb again

the pool gate is not working properly

the brick is settling in some of the sewer cleanout areas

buildings – no obvious problems noted

Treasurer's Report

Tim Baker reported that we were within \$16.00 of our 2006 budget.

Tim Baker reported that our common property insurance has been cancelled. The Board will research whether we should self insure at this point.

Committee Reports

Landscaping – Dave Egbert reported that, in general, the property is in good shape. Our big challenge is breakage in our irrigation system.

Unfinished Business – none to report

New Business

Tim Baker reminded residents that our 2006 guest parking permits will expire January 31, 2007 to be sure to get down to the Municipal Bldg (8th floor) to renew them for 2007. Cost is \$15.00.

Social – we'd like to have more social events. The following residents volunteers to coordinate our next event; Quay Peters, Lola Walker and Cindy Maka.

Election of Board – there were no additions to the 7 names provided on the ballot. Wood Sproat read the names on the ballot: Dave Egbert; Tim Baker; Wood Sproat; Nancy Vildibill; Barbara Pacheco; Joan Gaughan; John McElroy

Since all proxies submitted voted for all 7 candidates, Chuck Wray moved that we accept all 7 Board members by acclaim. Lola Walker seconded the motion. Wood Sproat asked if there were any objections to the acclamation. None were noted. The Board will be seated as noted above.

Adjourn – the meeting adjourned at 10:45 a.m. The first meeting of our new Board of Directors will take place immediately following this annual homeowners meeting. Submitted by,

*Submitted by
Peggy Spoor Homeowner*

▼ 2006

▼ February 11

- **Call to order** - John McElroy called our meeting to order at 9:35 a.m.

Introductions - attendance was taken and 17 of our 27 homeowners were present and made introductions.

Minutes from the annual meeting of 2005 - the minutes were read by our Secretary, Peggy Spoor.

President's Report – John McElroy commented on the following accomplishments and updates:

The problem with the Banyan tree and broken cement in the courtyard has been resolved.

The oak in front of #12 has been removed.

The situation with the Fire Department inspecting our fire extinguishers is a non-issue now but everyone should make sure that their fire extinguishers are in good, workable condition.

We have a variety of maintenance issues due to the age of our property. We have engaged a contractor to evaluate our entire property and report back on maintenance issues. This must be done prior to painting. Milt Meckler suggested that we get legal advice on statute of limitation on our chimney flashing issues. We agreed it would be prudent to seek legal counsel after we have the contractor review the property for open maintenance issues. Sydni Shollenberger recommended that we insure the building maintenance review is completed within the 1st quarter. That is the Board's intent.

Treasurer's Report - Tim Baker reported that our 2005 Budget came in on target with the exception of our reserves. We are approximately \$10,000. behind in reserves due to the removal of the three damaged trees by the pool and the repair work done in the courtyard. The reserves will be paid back within the next 2 years.

Election of Board of Directors - Sydni Shollenberger moved that we accept the slate as presented. Dave Egbert seconded the motion. A vote was taken and the motion passed unanimously. The Board will be composed of: Tim Baker, Peggy Spoor, Joan Gaughan, Wood Sproat, John McElroy, Nancy Vildibill and Barbara Pacheco.

The Board will have its first meeting of 2006 immediately after our homeowners meeting. At that time, they will elect officers. John McElroy announced that he would step down as President.

Committee Reports

Building Committee

New policy on building repairs - based on a recommendation from our attorney, the Board will now schedule and complete all repairs to the outside of the buildings and bill the owner for their portion.

New maintenance plan for 2006: Inspect; Repair; Paint

Painting - the Board has agreed to delay painting until we have completed all repairs. Once the repairs are completed, the Board's intention is to have the entire property painted in the last half of this year. Dave Egbert asked the Board to review the motion that was made last year as it related to painting. Peggy Spoor reread the motion that did say that we had intended to paint the walls surrounding the property. Roz Jeffrey moved that we remove the vines from the walls and brick columns, repair both the interior and exterior walls and paint all surfaces with the exception of the brick as soon as possible. Martha Ann Haile seconded the motion. A vote was taken and the motion passed unanimously.

New subterranean termite plan - we currently pay Terminex \$3,000 annually to have our termite traps inspected monthly which also includes the insurance to cover any damage we may incur. Terminex has a new approach that has resulted in fewer insurance claims. They dig trenches around the foundation of all buildings and treat the foundation with a liquid to protect from subterranean termites. Although the initial cost is \$4,000, the annual cost is reduced to \$1,000.00, which includes insurance. The Board agreed this would be an effective approach for the Huntington. The work has been completed.

Landscape Committee - Peggy Spoor reported that the landscape committee that was formed last year met twice last year but found it difficult to get together after that. We did coordinate our work party, which mulched the courtyard and some trees on 4th Avenue North. Our landscaper, Tommy Todd, has decided to stop performing landscape maintenance. He has recommended a new vendor, Yuri Mesa Landscaping. We have agreed to evaluate Yuri Mesa's work over the next few months. We will ask Yuri Mesa to give us a bid

on trimming the crepe myrtle in the courtyard as well as some additional palm trimming. Peggy Spoor suggested that we plant some plumbagos on the right side as you approach the pool area. Peggy agreed to purchase the plants and Dave Egbert will assist with planting. Peggy Spoor and Joan Gaughan will underwrite the cost of the plumbagos.

Unfinished Business

Mirrors by the entry gate - Milt Meckler has researched installation of safety mirrors to protect both drivers and pedestrians as we enter and exit our main gate. The Board will discuss the proposal at our next meeting.

New Business

HOA Web Site - we currently use Tim Baker's web site for our Huntington web site. Sydni Shollenberger moved that we authorized the Board to spend the money to buy our own domain name. Dave Egbert seconded the motion. A vote was taken and the motion passed unanimously. Tim Baker will take responsibility for obtaining our domain name and moving our Huntington information to our new site.

Sex Offenders - Sydni Shollenberger reported that Marlys Meckler researched the sex offender site on the Internet and found that we have 5 or 6 sex offenders that live within a block or so of our neighborhood. We urge caution if you have grandchildren over to visit.

Social

Party Time - Dave Egbert suggested that we need to be more social. Joan Gaughan agreed to chair our social committee. The following residents agreed to work with Joan on a social get together or two this year: Sandi Sproat, Cindy Maka, Quay Peters (welcome!), Roz Jeffrey, Sydni Shollenberger. Some suggestions were: wine tasting, home tours, cookie exchange, courtyard potluck (favorite).

Book Club - Sydni Shollenberger reported that she has organized a book club for our residents. The "Book Hunters" plan to meet every other month in January, March, May, July, September, and November. The dates for 2006 are March 25, May 20, July 29, September 30, and November 18. The first book, "One Thousand White Women" by Jim Fergus, will be reviewed by Marlys Meckler at her home, Number 17, on Saturday, March 25. The meetings will be on Saturday mornings from 10:30 to noon, and the hostess (coffee, tea, juice/water & one snacking item) will also be the reviewer. If you are interested, please call Sydni Shollenberger at 550-2531.

Adjourn – we adjourned the meeting at 11:15 a.m.

*Submitted by,
Peggy Spoor
Secretary*

▼ 2005

▼ February 13

- The Huntington Homeowners' Association held its annual meeting on February 13, 2005 poolside.

Call to order - our President, John McElroy, called the meeting to order at 6:10 p.m. Attendance was taken and 16 of 27 units were represented.

All homeowners present made introductions.

Minutes from 2004 Annual Meeting - Our Treasurer, Tim Baker, made minutes from the 2004 Annual Meeting available.

President's Report - the two major issues that have been ongoing throughout the year are:

Bayway Lofts, the new high-rise project that is to be built on the other side of our alley. Our President and individual homeowners have been active in trying to insure that the builder is a good neighbor, specifically in the use of the alley and the design of the 6 story parking garage that is to be built on the other side of the alley.

Landscaping - we put our landscape contract out to bid last year and have awarded the business to Tommy Todd Landscaping effective January 1, 2005. The new landscapers are focused on trying to get our landscaping to take some shape after recent neglect.

Treasurer's Report - our Treasurer, Tim Baker, reported that we did reasonably well in managing our budget in 2004. Our water bill was down considerably due to repairs made on the sprinkler system as well as reducing the amount of time we are watering, however, inflation impacted the bottom line, i.e. electricity, termite prevention. Monthly dues have gone up \$35.00 a month for a total of \$235.00 a month. The increase was primarily due to two factors: the need to repay into reserves money that was borrowed to pay for the cutting down of three diseased trees and the increased cost of our landscaping contract.

Election of Board of Directors - Six members had been nominated for election to the board of directors prior to the annual meeting. John McElroy opened the floor to additional nominations. No nominations were received. Joe Cronin moved that the slate be accepted as presented. Sydni Shollenberger seconded the motion. The motion was approved unanimously.

Committee Reports

Building - The Building Committee, composed of John McElroy and Tim Baker, will undertake it's annual examination of all buildings following the annual meeting. During this examination, the committee makes a list of repairs that should be made immediately to building exterior. In some cases the repairs are the responsibility of the association, and in others of the individual unit owners. When that is the case, the association sends out letters to the owners alerting them to the need for repairs. The owners have the choice of making the repairs themselves, or of allowing the association to do the work and bill the cost to the owner.

Other - John McElroy advised that we will be moving the free standing main gate opener by the banyan tree closer to the gate, specifically it will be located to the right of the gate as you exit on the fence of unit # 15.

Unfinished Business

Banyan tree - concern was voiced that the banyan tree was continuing to erode the cement curb by the east post office box as well as the brick pavers. Peggy Spoor will call the company that removed our trees by the pool to ask for an opinion on the disposition of the banyan tree. At the same time, she will get a bid to remove the oak tree in the courtyard of unit #12.

Fire extinguishers - Tim Baker gave an update on a visit we had from the fire department telling us we had to have our individual homeowner fire extinguishers inspected. Tim has argued that we are individual homeowners and that they cannot dictate that type of inspection. We believe it's a dead issue but Tim will keep us apprised of any changes or action needed on our part.

Landscaping - The owners asked Peggy Spoor to remind the landscapers to trim the crepe myrtle branches in the courtyard as well as the fig ivy on the west side of the pool.

Joan Gaughan made a motion that a landscape committee be formed and that at least two members be non board members. Martha Ann Haile seconded the motion. A vote was taken and the motion passed unanimously. The new landscape committee will be comprised of: Cindy Maka, Sally Stull, Lola Walker. David Egbert and Peggy Spoor. Peggy will call a meeting of the new landscape committee by April 1,

2005.

New Business

Insurance - Wood Sproat voiced a concern about homeowners insurance and how we know if everyone has enough coverage in case of a disaster. Wood moved that the Board gather information on the possibility and cost for a master insurance policy that all homeowners could participate in. Sydni Shollenberger amended the motion to have an answer from by Board prior to July 1, 2005. Roz Jeffrey seconded the motion. A vote was taken and the motion passed unanimously.

Exterior walls - Dave Egbert moved that we remove the vines from the exterior walls, repair the cracks and have them painted using money from our paint reserves. A discussion ensued and we determined we first need an opinion from a painter on exactly what needs to be done as well as the cost. Subject to the opinion from the painter, Cindy Maka seconded the motion that we use painting reserves to remove the vines from the exterior walls, repair the cracks and paint. A vote was taken and the motion passed unanimously.

Bayway Lofts - John McElroy gave an update on the EDC hearing at which time he had represented the Huntington's interest and concern in the Bayway Lofts project. John spoke to an attorney who informed us if we really want to seriously consider overturning EDC's approval of this project, we would have to hire an attorney, land planner and engineer at a cost of \$15,000.00. Additionally, we would need 6 of the 8 City Council members to vote against the project, which we feel would be close to impossible. February 14, 2005 is the deadline for an appeal on the EDC decision. The appeal would give us time to voice our opinion one more time before the EDC. Tim Baker motioned that we authorize John McElroy to spend \$100.00 to file an appeal. Nancy Vildibill seconded the motion. A vote was taken and the motion passed. Joe Maka opposed the motion. Tim Baker motioned that we authorize John McElroy or his designee to appear at the EDC appeal on behalf of the Huntington. Sally Stull seconded the motion. A vote was taken and the motion passed unanimously. Dave Egbert motioned that we send a thank you letter to John Hixenbough for his support on the Bayway Lofts project. Donna Woolums seconded the motion. A vote was taken. 5 favored the motion and 6 opposed the motion. The motion failed to pass.

Hurricane shutters - Nancy Vildibill questioned status on hurricane shutters. Tim Baker clarified the Board's intention that we would only approve temporary hurricane shutters. We had been looking for further guidance from our Architectural Review Committee, which was to be chaired by Jim Stull. Jim has taken on more responsibilities at work than he had intended and therefore must forfeit this Architectural Review Committee Chair. The Board will search for a new Committee Chair.

Adjourn - Joe Cronin motioned to adjourn the meeting. The meeting was adjourned at 8:30 p.m.

*Submitted by
Peggy Spoor,
Secretary*

▼ **2004**

▼ **January 17**

- The Huntington Homeowners' Association held its annual meeting for 2004 on January 17, at the home of Joan Gaughan, unit 23. Owners were present from 15 of the 27 units, so a quorum was achieved. In addition, three proxy ballots were received for voting for the board of directors. The meeting was called to order by President Dave Egbert at 10:05 a.m.

Previous Minutes

The minutes of the 2003 annual meeting were approved as distributed following that meeting, and as posted on the association web site (homepages.mac.com—Huntington).

President's Report

Mr. Egbert, who served as a board member from 1999 through 2003 and as president from 2001 through 2003, was not a candidate for re-election. He gave a brief report summing up his term in office. He said the board had done its best to keep the association in good financial condition, while also making worthwhile improvements to the common elements, including the recent expansion of the pool patio.

Treasurer's Report

Treasurer Timothy J. Baker reported that the association did reasonably well in managing its budget in 2003. There were a few unexpected maintenance expenses for the year, including about \$1,000 that was spent to repair the lights in the courtyard and pool, and about \$1,500 to remove a large limb from one of the oak trees in the pool area. The association ended the year with \$2,166.77 in the operating fund, and \$31,408.78 in reserves. Mr. Baker reported that the full budget report for the year had been posted on the association web site.

Election of Board Members

Seven association members had been nominated for election to the board of directors prior to the annual meeting. Mr. Egbert opened the floor to additional nominations. No nominations were received. Peggy Spoor (#11) moved and Joe Maka (#18) seconded that the nominations be closed. The motion was approved unanimously.

After a brief discussion, it was moved by Bill Morrison (#24) and seconded by Jerry Gilliam (#27) that those present cast a unanimous vote for the seven nominees. The motion was approved unanimously. As the bylaws specify a maximum of seven board members, all nominees were elected.

The board members are Timothy J. Baker (#16), John McElroy (#26), Peggy Spoor (#11), Joan Gaughan (#23), Barbara Pacheco (#6), Donna Woolums (#12), and Roz White (#2).

Building Committee

The building committee ≠ Tim Baker and John McElroy ≠ reported on two items.

The association has hired a consultant to prepare a report on all of the association's common elements, and of the private property that the association is responsible for maintaining. The report will include the current condition, life expectancy, and estimated replacement or repair costs of such things as the swimming pool, outdoor light standards, roofs and exterior paint. The report will also include recommendations for maintaining sufficient reserves to cover expected costs in the future.

A representative of the consulting firm examined the premises in early January, and the report is expected in the next few weeks.

The committee will undertake its annual examination of all buildings following the annual meeting. During this examination, the committee makes a list of repairs that should be made immediately to building exteriors. In some cases the repairs are the responsibility of the association, and in others of the individual unit owners. When that is the case, the association sends out letters to the owners alerting them to the need for repairs. The owners have the choice of making the repairs themselves, or of allowing the association to do the work and bill the cost to the owner.

Adjourn

The meeting was adjourned at 11:15 a.m.

*Timothy J. Baker
Secretary/Treasurer*

▼ February 15

- The Huntington Homeowners' Association held its annual meeting for 2003 on Saturday, Feb. 15, at the Park Place, 219 4th Avenue N. Thirteen of the owners were present, and an additional nine had filed proxy ballots with the association secretary, for a total well above the number needed for a quorum.

The meeting was called to order at 9:45 a.m. by president Dave Egbert (Unit #6). Everyone present was asked to introduce themselves, and then the business got under way.

Treasurer's Report

Timothy J. Baker (#16), secretary-treasurer, reported that for 2002, the association was very close to meeting its budget exactly. While more money than budgeted was spent in some categories, less was spent in others. He noted that a complete budget report for 2002 was included in the announcement of the annual meeting, which was sent to all owners.

Mr. Baker said that the board hoped some time this year to have an inspection of the roofs done, so the association would have a better idea of the life expectancy of the roofs and of how much roof replacement might cost. The reason for the assessment would be to adjust the annual contribution that is made to the roof reserve, should that prove necessary.

Board election

Mr. Baker read the list of persons who had been nominated to serve on the board. Nominations were then opened from the floor. None being heard, nominations were closed. It was moved by Jerry Gilliam (#27) and seconded by Russ Schoetker (17) that the entire slate of nominees be approved. The motion passed unanimously.

The board members for 2003 will be Mr. Egbert, Mr. Baker, Sydni Shollenberger (24), Barbara Pacheco (6), John McElroy (26) and Peggy Ann Spoor (11). Ms. Spoor will be new to the board, while the others were re-elected. Under the Huntington bylaws, the board must meet following the annual meeting to chose officers.

Building Committee

Mr. McElroy reported on the committee's first annual inspection of the building exteriors. A copy of his report is attached to these minutes.

Several other building issues were discussed. In response to a question about leaves clogging gutters, Mr. Egbert said that the gutters would be cleaned soon, as soon the leaves had stopped falling from the oak trees around the pool. Russ Schoetker (#17) had a question about a possible lack of ventilation of some attic spaces, which could shorten the lifespan of roof shingles. Mr. Baker said that he and Mr. McElroy would look into this as part of an overall inspection of the roofs.

Landscaping Committee

Mr. Egbert discussed the proposed expansion of the patio in and around the pool cabana, as was explained in the notification for the annual meeting. He finished his report by recommending that the owners approve the expenditure of up to \$3,500 for the project. After some discussion, a vote by written ballot was taken. The motion passed unanimously. The money for the project will come out of the general reserve fund.

There was some general discussion about landscaping questions, including the possibility of placing new landscaping along the wall at the back of the pool cabana. Some owners have expressed concern for the lack of privacy in the pool, which is visible to passersby on 3rd Street N., and believe that different plantings would improve the situation. Mr. Egbert said the board would look into the situation.

Bylaws Committee

Ms. Shollenberger reported on the work of the committee over the past two years, culminating in a proposal that the association approve a list of eight amendments to the Declaration of Covenants. She said the amendments were intended to clear up confusing language; clear up internal contradictions; or make the documents agree with state and federal laws. Mr. Baker pointed out that none of the proposed amendments would change the way the association operates.

In answer to a question, Mr. Baker went over the amendments one at a time, and explained why each was being proposed. There was some discussion about some of the individual amendments. One issue was raised related to security. Joe Maka (#18) asked if it was necessary for vendors, especially the landscape contractor, to leave yard gates open for long periods of time. Mr. Egbert said he would discuss this with the contractor.

A vote by paper ballot was taken, and all of the amendments passed unanimously.

The amendments were prepared in consultation with the association lawyer, Ellen Hirsch de Haan. It will now be Ms. de Haan's job to file the amendments with the appropriate state or county agencies.

Adjourn

Mr. Egbert adjourned the meeting at about 11:15 a.m.

*Submitted by Timothy J. Baker
Secretary/Treasurer
Feb. 16, 2003*

Building Committee Report

The association is responsible for the routine maintenance of exterior surfaces, including siding and roofs, that is caused by normal wear and tear.

Individual homeowners are responsible for repair of exterior surfaces, when damage is caused by something other than normal wear and tear. An example would be clapboards broken when struck by a car. In these cases, the association is responsible for ensuring that the individual homeowner does actually make the necessary repairs.

In 2002, the board adopted a policy that each fall, the Building Committee would examine the exteriors of all the buildings to make a list of repairs that needed doing, including those that the association itself will do, and those that individuals must do.

The committee (John McElroy and Timothy J. Baker) along with president Dave Egbert did this inspection on Saturday, February 8. No major items were found. However, a number of smaller items, ranging from crushed downspout leaders to broken clapboards, were found. The board will arrange for the repair of those items that are its responsibility, and will send letters alerting individual homeowners to those repairs that are their responsibility.

One maintenance item that showed up on a number of homes was a buildup of mold or mildew on first-floor window sills. The committee advises all homeowners to examine their windows and clean up the mildew to prevent its spread. If left unchecked, the mildew can damage exterior paint. It is also smelly and unsightly.

According to a board policy adopted in March, 2002, when it finds exterior damage that needs to be repaired by an individual owner, it will send a letter of notification to the owner. If the repairs are not made within 60 days, then the association may elect to have the repairs made and bill the owner. After receiving the bill from the association, the owner will have 60 days to pay the bill.

▼ January 26

- The annual meeting of the Huntington Homeowners' Association was held at 10 a.m. Saturday, January 26, 2002, at the Park Place dining room, 219 4th Avenue N. A quorum of 15 owners out of 27 was present when the meeting was called to order by president Dave Egbert.

Treasurer's Report

Prior to the meeting, Secretary/treasurer Timothy Baker had mailed a year-end financial report to all owners, so he reported briefly on two questions that had come up.

One question was why the monthly assessment had risen to \$175 from \$150 over the past three years, given that there has been very little inflation.

Mr. Baker said that the bulk of the increases had come from new items that had been added to the budget, especially insurance and termite protection, which together cost almost \$6,000 per year, or about \$18.50 per unit per month. The association's original budget made no allowance for either of these items. Insurance coverage was added by the first elected board, and the membership later voted to add termite protection. Otherwise, he said, the only category to see a significant increase has been landscape maintenance, which resulted from having to rebid contracts when the original landscape contractor became severely ill.

The second question was about the status of the reserve accounts. Mr. Baker said the reserves had been set up based on the original roof and painting costs, which were reported to the association by Hyde Park Builders. He said the board intended this year to get updated estimates for new roofs, and could then make any necessary adjustments in the amount set aside in future budgets. The painting reserve seems to be about right, he said, based on the experience from 2001, when the buildings were all cleaned and the trim was repainted.

Election

The floor was opened to nominations for board of director positions for the year 2002. No nominations were made. It was moved by Phil Collins (27) and seconded by Joan Gaughan (23) to elect the slate of candidates that had been put forward by the nominating committee. The motion passed unanimously. Elected were Dave Egbert (Unit 4); John McElroy (26); Barbara Pacheco (6); Timothy Baker (16); and Sydni Shollenberger (24).

The new board will meet later to elect officers.

Pest Control

The owners present at the meeting informally asked the board to look into the possibility of having the association take responsibility for protecting the units against drywood termites. The contract that the association currently has with Terminix Inc. protects against subterranean termites only. Subterranean termites are far more destructive than drywood termites, and work much more quickly. However, over a period of time, drywood termites can also cause considerable damage. Drywood termites are common in Florida, and swarm into buildings through openings such as attic vents or open windows.

John Stemberger, representing Terminix, spoke at the meeting. He said that if any individual unit owner wanted drywood protection, his company for about \$650 would treat the exposed wood in the attic with a chemical that protects against drywood termite infestations. Based on that treatment, the company would then for about \$150 per year offer to insure that entire unit against termite damage. The company would inspect the unit as often as necessary and would do spot treatments of any termites that were found. Mr. Stemberger was asked if there would be any price discounts if all the units at the Huntington were done together. He said that if the association itself contracted with Terminix, the price per unit for the initial treatment would drop from \$650 to \$500. Also, the annual price for insurance would drop from about \$150 to about \$60 per unit. With the initial treatment and any necessary spot treatments, Mr. Stemberger said that tenting of any buildings would probably not be necessary for many years. However, should tenting be

required, then the cost would be covered by the insurance. Mr. Baker said that if the association wanted to take on this responsibility, an initial special assessment of \$500 per unit would be required, and that it would have to be collected all at once. Then, beginning in 2002, the cost of the insurance would have to be added to the association's budget. This would amount to about \$5 per month per unit.

By a show of hands, those present unanimously asked the board to look into this.

Adjournment

There being no other business, the meeting was adjourned at approximately 10 a.m. by Mr. Egbert.

*Minutes submitted by Timothy J. Baker
Secretary/Treasurer
1/30/2002*

▼ **2001**

▼ **February 3**

- The annual meeting of the Huntington Homeowners' Association was held at 10 a.m. Saturday, February 3, 2001, at the Park Place dining room, 219 4th Avenue N. A quorum of 14 owners out of 27 was present when the meeting was called to order by president Ray Easterlin. Two more owners came to the meeting after the call to order, for a total attendance of 16.

Election

The floor was opened to nominations for board of director positions for the year 2001. No nominations were made. It was moved by Judy Stark (unit 16) and seconded by Irene Schoetker (17) that the nominations be closed. The motion passed unanimously. It was moved by Judy Stark and seconded by Chuck Ratcliffe (14) to elect the slate of candidates that had been put forward by the nominating committee. The motion passed unanimously. Elected were Dave Egbert (4); Chuck Wray (5); Barbara Pacheco (6); Timothy Baker (16); and Sydni Shollenberger (24).

The new board will meet later to elect officers.

Treasurer's Report

Secretary/treasurer Timothy Baker reported that all maintenance fees and special assessments had been paid for 2000. He said the actual expenses for 2000 were about \$200 less than had been budgeted. He said he hoped that during the coming year the board would obtain new estimates on the cost of painting the exteriors and re-roofing all the buildings. These estimates would be used to analyze the reserve accounts set aside for those purposes, and to adjust the monthly additions to those reserves if necessary.

Grounds Maintenance

Dave Egbert reported that it is very likely that a new company would have to be hired to maintain the Huntington grounds, probably at a greater cost than is now budgeted. The reason for this is the continuing serious illness of Tom Messina, the current contractor. There was discussion about decreasing the amount of turf grass on the grounds, in favor of more drought-tolerant native landscaping. This could reduce both the cost of maintenance and the cost of watering. Mr. Egbert said that there are a number of small areas of grass, such as in the center of the courtyard, that could be replaced by other ground cover.

Pest Control

There was a discussion of a problem with ants that several homeowners are experiencing. On motion of Irene Schoetker and a second by Chuck Ratcliffe, the board was directed to study and report back to the owners on the feasibility of the association paying for exterior pest control around all of the buildings. The

board was asked to first consider pest control methods that are non-toxic to humans.

Fence Gates

There was a discussion of the proposal that the association pay for the installation of three fence gates in the front yards of units 20, 21 and 22. The association is responsible for maintenance of the grounds at the front of all units, but currently has no access to those three yards, except through the homes. Adding the gates would give the association full access to carry out its obligations.

The board has received from Downing's Forge a proposal to install the gates at a cost of about \$2,000. As this would be a capital expenditure, it can be undertaken only with the consent of two-thirds, or 18, of the owners.

It was moved by Dave Egbert and seconded by Irene Schoetker that the board be authorized to conduct a special election by mail on this question. The motion passed unanimously.

Thanks to Ray Easterlin

On behalf of the outgoing Board of Directors, Dave Egbert presented to Mr. Easterlin a gift certificate for dinner at Grattzi's restaurant in Baywalk. Mr. Easterlin was instrumental in getting the association organized during the transition period from the developer to the owners. Thanks in large part to Mr. Easterlin that was a smooth process. He was the association's first president and served for two years. He chose not to run for re-election in 2001.

Adjournment

There being no other business, the meeting was adjourned at approximately 10:45 a.m. by Mr. Easterlin.

Minutes submitted by Timothy J. Baker Secretary/Treasurer 2/3/2001

▼ **2000**

▼ **February 12**

- The annual meeting of The Huntington Homeowners' Association was held at 10 a.m. Saturday, February 12, at the Park Place, 219 4th Avenue North. A quorum of 16 homeowners attended. A list of the attendees is included with these minutes.

Election of Directors

Prior to the annual meeting, five candidates had been nominated for the five positions on the association Board of Directors. Nominations were open from the floor, but none were made. The five candidates were elected unanimously, on motion of Phil Collins (# 27), seconded by Russ Schoetker (17). The board members are Ray Easterlin (12), Dave Egbert (4), Barbara Pacheco (6), Rick Eagan (23) and Tim Baker (16). The board will meet soon to choose officers, as provided for in the association bylaws.

Treasurer's Report

Treasurer Ed Wallace (11) presented a written report of the association's financial status as of January 31, 2000. (To see the most recent financial report, [click here](#).) At the close of the month, the association had assets of \$25,439.66. Of that amount, \$10,684.97 was in the association's checking account, which is used for ongoing expenses. The remainder, \$14,754.72, was in the association's reserve account at Merrill Lynch. That account is set aside for future capital expenses, including roof repair and replacement, and exterior painting and maintenance. Mr. Schoetker asked if it would be worthwhile for the association to keep all of its money in the interest-bearing account at Merrill Lynch. Mr. Wallace said that the interest that could be earned by keeping current operating funds in that account would be offset by the annual fee charged by Merrill Lynch for an account with check-writing privileges, along with the federal income tax that would be

owed on the interest.

Donna Woolums (13) asked if the association had investigated the possibility of allowing owners to pay their monthly assessments through an automatic debit. President Ray Easterlin suggested that individual homeowners could ask their own bank to set up an automatic payment to the association.

Landscaping

Dave Egbert (4) reported that in April the jasmine vines that cover most of the fences will be professionally trimmed, as will any other flowering plants. If you have any questions about this, call Mr. Egbert at 550-0830. Mr. Egbert also reported that the lantana plants under the banyan tree in the courtyard will be uprooted and the area mulched. Two attempts at growing flowering plants there have failed, apparently because the tree soaks up all the moisture.

Gutters

Mr. Easterlin (12) said that since maintaining building roofs is the responsibility of the association, rather than of individual owners, the board will consider hiring somebody to clean the gutters, and also repair or replace downspouts that have been damaged by cars.

Termites

Mr. Eagan (23) reported that he had contacted two pest-control companies to discuss termite prevention measures. He presented a report showing proposals from the two companies. Various questions were raised about whether the proposals were comparable, and what exactly they would cover. Mr. Baker (16) moved to direct the board to do further research on the proposals and report back to the owners with a fuller report. The motion was seconded by Mr. Egbert (4) and passed unanimously. (To view the report, [click here](#).)

Swimming Pool

Mr. Easterlin (12) reported that the board is going to look into the possibility of widening the swimming-pool deck along its northern edge. He said several owners had complained that the deck there was not wide enough to accommodate deck chairs. Widening the deck would be a capital improvement, and therefore would require approval by the homeowners.

Dogs

Mr. Collins (27) complained about some owners allowing their dogs to defecate in the courtyard. There was considerable discussion about the problem, as there has been at other meetings. No new rules were proposed, although Mr. Collins suggested that in the future the association might want to consider banning dogs from the courtyard, except when they were being led to or from a unit. The board several times has urged all owners to keep their dogs on a leash, and to clean up after them.

Parking

Parking of cars in the courtyard was also discussed at length. Mr. Easterlin reminded everyone that the rule against parking in the courtyard was passed unanimously at a previous meeting. He also pointed out that any homeowner can propose a new rule or an amendment to an existing rule at any association meeting. However, he urged that the board be notified in advance of a meeting about any rule changes that may be proposed, so that those changes can be put on the agenda and announced to all homeowners. (Click here to see the Huntington rules.)

Mr. Eagan (23) said he was not happy with the rule as written, and wants a discussion of parking at the next association meeting. He would like to allow short-term parking in the courtyard.

E-Mail etc.

This is just a reminder that anyone who would like a paper copy of these or any other minutes can get one from Mr. Baker (# 16, 894-8206). Also, the minutes are posted on the web site mentioned above, usually within a few days of a meeting.

Attendance at annual meeting

The following attended and voted at the annual meeting: Dave Egbert (4), Chuck Wray (5), Denisha Lich (9), Arnold Myers (10), Ed Wallace (11), Ray Easterlin (12), Donna Woolums (13), Jan Ratcliffe (14), Timothy Baker (16), Russ Schoetker (17), Richard Eagan (23), Hugh Rennie (24), Stan Rockwell (25), Robin Stewart (26) and Phil Collins (27).

Minutes submitted by Timothy J. Baker, secretary. 2/13/2000

▼ **March 4**

- The Huntington Homeowners' Association Inc. held a special meeting on March 4, 2000, to consider a board recommendation that the association contract with Terminix Inc. for treatment and prevention of subterranean termite infestations, and that the association members be assessed \$450 each to cover the first-year cost of the contract. The meeting was held at 10 a.m. at the swimming pool. Eighteen association members attended the meeting. A quorum being present, Mr. Easterlin called the meeting to order. Mr. Easterlin gave a brief explanation of the purpose of the meeting, and of the procedure that the board had followed in obtaining bids. After that, he gave the floor to association vice-president Rick Eagan.

Mr. Eagan said that he had done business for several years with Exterm-A-Tech Inc., one of the other companies that had submitted a bid to the board. He said he personally preferred Exterm-A-Tech to Terminix, as he felt they would provide superior service. Mr. Eagan said that after the board voted to recommend that a contract be awarded to Terminix, he asked Exterm-A-Tech if they could improve their bid. He said they had done that, so that their bid was financially equal to or better than that of Terminix.

There was some discussion of any differences between the two bids, and of the procedure that was followed in obtaining them. It was moved by Irene Schoetker (#17) that the association accept the recommendations of the board to hire Terminix and assess each association member \$450. The motion was seconded by Phil Collins (#27). Those present voted 17 to 1 in favor of the motion. In addition, three proxies held by Mr. Baker were voted in favor of the motion. Thus, the final vote was 20 to 1 in favor. Following the vote, Mr. Baker said that the board would now prepare language that could be added to the association covenants to legally transfer the responsibility for termite protection to the association, just as was done in the original covenants with exterior painting and roof maintenance. Another vote will be required when that language is ready.

Following the meeting, Mr. Easterlin expressed the board's appreciation to Mr. Eagan for bringing the need for a termite contract to the attention of the board, and for arranging for the bids to be submitted.

[Click here to see some details of the contract.](#)

(Minutes submitted by Timothy J. Baker, secretary.)

▼ **1999**

▼ **March 10**

▼ **Owners' Meeting**

- The Huntington Homeowners' Association met at 7:30 p.m. Thursday, March 10, at the Park Place of St. Petersburg on 4th Avenue N., primarily to discuss rules and regulations that had been proposed by various committees. A quorum of 16 owners was present.

Notices

Association President Ray Easterlin made several announcements at the beginning of the meeting, as

follows:

Bayfront Central Locksmith at Central and 3rd Street N has provided some maintenance on the front gate mechanism at no charge to the association, and Mr. Easterlin suggested that any unit owners needing work on locks get bids from them. The owner of the company is Bob Morrisette, and their phone number is 821-3882. Mr. Easterlin is obtaining quotes for insurance coverage for the association and expects to have a recommendation soon. The subject was discussed at a board meeting and the directors feel that more liability insurance is needed, as well as hazard insurance on the common property and liability insurance for directors and officers.

An analysis of the association reserves will be undertaken, to insure that those reserves are in line with estimates of future needs. The reserves are for future roof repair and/or replacement, exterior painting of buildings, and unforeseen contingencies.

The lights around the swimming pool that had burned out have been replaced. As the bulbs had burned out much sooner than expected, replacements were provided free of charge by PM Lighting on 16th Street N. In addition, all of the bulbs have been replaced in the globe fixtures along 4th Avenue N and 2nd Street N. Those lights are maintained by the association. Kurt Garrett, the electrician who has been doing warranty work for Hyde Park Builders Inc., replaced the original halogen bulbs with standard clear 60-watt incandescent bulbs. He said some of the original bulbs were of too high a wattage and may have burned out because of excessive heat generation. He also recommended that unit owners use incandescent bulbs of no more than 60 watts in porch fixtures.

Awnings

Several owners had asked the Architectural Control Committee to investigate the feasibility of allowing fabric awnings to be installed by the individual owners, primarily because of problems caused by heat and glare in west and south-facing windows. At the same time, the alternative of using solar film on windows was proposed. After considerable discussion, two motions were passed on this issue. A motion was made by David Egbert of Unit 4 and seconded by Ed Wallace of Unit 11 that fabric awnings not be allowed. The motion passed unanimously.

A second motion was made by Mr. Egbert and seconded by Mr. Wallace that owners be allowed to apply on the inside of their windows solar film of medium or less tint. This motion also passed unanimously.

A representative of Solar Security Inc. of Tampa, which installs 3M brand window film, was present at the end of the meeting to answer questions and distribute brochures. The association did not specifically endorse this company or product, and owners are free to install solar film products from other suppliers or installers.

Architectural Control Committee Guidelines

This committee, chaired by Mr. Easterlin, submitted a proposed mission statement and proposed guidelines covering the installation by individual owners of flags and flagpoles, the use of patio umbrellas, and the installation of satellite dishes. Three motions were made and passed.

It was moved by Timothy J. Baker of Unit 16 and seconded by Arnold Myers of Unit 10 to approve the mission statement and the proposals regulating the use of flags and flagpoles and patio umbrellas.

The motion was adopted by a vote of 15 to 1.

The question of satellite dishes was discussed at length, both in general and in regards to the particular installation on the rear wall of Unit 17. The committee proposed allowing the satellite dishes to be installed on the roof or in the rear or side yard of a unit, with the prior written permission of the committee. This would have meant that Russ and Irene Schoetker, of Unit 17, would have been required to move their dish. Several owners argued against installation on the roof, for fear of maintenance problems, and because the association covenants specifically allow the dishes to be located on the rear

wall of a unit, with the exact location to be determined by the Architectural Control Committee.

It was moved by Mr. Egbert and seconded by Phil Collins of Unit 27 that the installation on Unit 17 be allowed, with the conditions that the Schoetkers shorten the satellite mast so as to bring it closer to the rear wall, and that it be painted to match the siding as closely as possible. This motion was approved unanimously. It was then moved by Mr. Collins and seconded by Denisha Torres of Unit 9 that the association prohibit the installation of satellite dishes or other equipment on the rooftops. The motion was adopted by a vote of 14 to 1.

Mr. Schoetker shared with the association some information he had obtained from a company that installs satellite dishes. This company could install in any one building a single dish that would serve all the units in that building. This would require the cooperation and approval of all the unit owners in that building, and also the approval of the Architectural Control Committee as to the location and size of the dish. Included with these minutes is a copy of the information from Mr. Schoetker.

Rules Committee

The Rules and Regulations Committee, chaired by Joel Marantz of Unit 8, submitted to the membership proposed rules governing parking in the courtyard and the posting of signs on the individual lots. Mr. Baker objected to the paragraph relating to signs, since it seemed to prohibit political signs, possibly contrary to the association documents and local and other laws. A motion was made by Mr. Egbert and seconded by Charles Ratcliff of Unit 14 to approve the committee's recommendations, but to send the question of political signs back to the committee for a further determination. The motion was approved unanimously.

(Minutes submitted by Timothy J. Baker, secretary.)

▼ Rules Adopted March 10

- The following rules were approved by The Huntington Homeowners Association Inc. at a meeting of the unit owners on March 10, 1999.

Parking

There shall be no parking in the common courtyard with the following exceptions:

- 1) Serious inclement weather.
- 2) Short term parking for unloading, deliveries and car washing.
- 3) During major downtown events when our street parking is jammed with visitors. Removal of cars shall follow such events as street parking becomes available.

Swimming Pool

- . 1) No animals in the pool or on the pool deck.
- . 2) No food or drink in the pool or within four feet of the pool.
- . 3) Shower before entering the pool.
- . 4) No diving.

(Submitted by Timothy J. Baker, secretary.)

▼ Architectural Control Committee Rules

- A Mission Statement and a Philosophy for the Architectural Control Committee of The Huntington Homeowners Association Inc. were adopted by a meeting of the unit owners on March 10, 1999.
Mission Statement — To enforce Article VI of the Declaration evenly and fairly in an effort to maintain the uniformity, architectural character and general aesthetics of The Huntington Townhomes.
Philosophy — To issue a limited number of guidelines versus policies. Policies are very difficult to draft because of the variety of location, orientation and models of our homes. Instead, most issues will be reviewed on a case-by-case basis. The Architectural Control Committee will attempt to respond to an owner's request within 30 days versus the 60 days called for in Article VI.
In addition, the unit owners approved the following policies for the Architectural Control Committee:

Antennas — Antennas are strongly discouraged.

Flags and Flag Poles — Free standing (ground mounted) flag poles are strongly discouraged. Flags limited in size to approximately 2 feet by 3 feet in tasteful colors are not discouraged. They should be on poles attached to the home on a bracket.

Patio Umbrellas — Patio umbrellas are not discouraged as long as they are not too large and are in subtle colors compatible with the colors of the homes.

Satellite Dishes — Satellite dishes are permitted in the Declaration with the prior written consent of the Architectural Control Committee. The committee shall consider applications for installation on a case-by-case basis in accordance with the Declaration. Depending on the circumstances of the unit, the dish shall be permitted in the rear yard, on the rear side of the unit, or attached to the chimney.

(Submitted by Timothy J. Baker, secretary.)