

HUNTINGWOODS HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING/ORGANIZATIONAL MEETING
FEBRUARY 11, 2013
7:00PM
Royal Palm Beach Cultural Center

BOARD MEMBERS PRESENT

Dick Gillikin
Denise Hopkins
Lyn Stice
Philip Steinberg
June Perrin
Laurel Bennett
Christine Walker-via phone conference call

Also Present

Sandy Bennett, Property Manager

Meeting called to order at 7:00pm

Quorum Established yes

Acceptance of previous meeting minutes

Lyn read minutes from January 14, 2013 meeting.

Motion made to approve by Denise, second by Lyn, discussion.

Laurel had a correction to the minutes as follows:

Laurel wanted the statement stricken that stated she came in late. This had to be included to show the time line of the nominations, since nominations had been closed already.

Proxies of members in arrears 90 days or more were not counted as valid, and Ballots with less than 7 members selected were marked invalid. Intent to run was not accepted due to the owner being in severely in arrears.

Correction to state; "Florida statute pertaining to the Tie", was not located at the time of the meeting."

An owner who addressed the board about paying fees at time of the meeting, owner was refused to pay at that time.

All in favor of additions unanimously approved, motion carried.

Organizational Meeting

President Seat

Lyn motioned to elect Denise to be president, nomination accepted.

Laurel motioned to elect Dick Gillikin, as President, nomination accepted.

Vote taken 4 votes for Dick Gillikin and 3 votes for Denise Hopkins.

VP Seat

Laurel motioned to elect Christine Walker as VP, nomination accepted.
June motioned to nominated Denise Hopkins as VP, nomination accepted.
5 votes for Denise, 2 votes for Christine

Secretary

Denise motions to elect Lyn Stice as Secretary, Nomination accepted.
Laurel motions to elect Christine Walker for Secretary, nomination accepted.
5 votes for Lyn, 2 votes for Christine

Treasurer

Denise motions to elect JunePerrin for Treasurer, nomination accepted.
Phil nominates Laurel Bennett for Treasurer, accepted
Laurel votes 4, June votes 3

The following are the officers for 2013

President-Dick Gillikin

VP-Denise Hopkins

Treasurer-Laurel Bennett

Secretary-Lyn Stice

Acceptance of Special Meeting Minutes

Denise motions that the Minutes of the Special Meeting held in the packet be waived reading of and approved the same, second by Laurel, all in favor, motion carried.

Managers Report

Sandy provided Managers report, read aloud.

Motion made by Denise to accept, second by Lyn, discussion.

Philip stated he was not notified of the lake committee meeting being recorded. Therefore he does not accept the minutes with this statement. Christine also challenges the statement.

Christine states that the statements regarding the recording being illegal, is challenged. Laurel also agrees with these challenged statements. Motion withdrawn.

Discussion. Laurel asked about communications.

Motion made by Denise that the managers report is accepted as presented with challenges being noted, second by Lyn, all in favor, except Laurel is opposed. Motion carried.

Treasurer Report

Review of basic FS Sandy gave a brief balance of accounts.

Laurel asked about legal fees receivable says \$8,991.57-Ask accounting to specify this balance and where it originates from.

Acct-160 shows as a pre-paid, and also in delinquent accts, Sandy will have Jill send a detail of why the aging shows this way. The account was also reviewed by management and the attorney acknowledged the error in their balance.

Income expense statement

Laurel reviewed the income expense statements.

Motion made to accept by Lyn Stice, and second by Denise, all in favor, motion carried.

Laurel stated we really need to monitor spending.

Attorney Report

Each file reviewed

#11-reviewed, Laurel gave an update on the owner's situation, health issues and financial issues. Laurel stated she wanted to buy the property since it was next to her own property, but is still reviewing the circumstances.

Board motions to not send a lack of prosecution but to send a demand, second by June, all in favor, motion carried.

#1-Denise suggests a call go out to the owner about the payments being made.

#2-Denise stated that this account should have been sent a demand previously when at the attorney office, second by Lynn, all in favor, motion carried.

#3-closing

#4-Denise motions to proceed with the HOA FC, motion withdrawn.

#10-Monitor bank FC suggested, board agreed.

#14-Lien should be filed already as this account has been with the attorney for a long time, bank action active, monitor only.

#23-Bank FC active, monitor. Should be a lien filed already, will check with the attorneys office to verify.

Sandy has made notes for each attorney file with possible actions.

Sandy will verify that the attorney has filed demands and liens on all accounts. Denise stated for time purposes, Sandy will send the board the additional notes management has for actions on each file.

Laurel stated that she has concerns on the association FC on homes and liability of. She also stated that if there was no HOA there would be no Foreclosures for the HOA. Laurel wanted to stress about non-profit to profit bearing.

Laurel wants to hold on all HOA FC moving forward until she understands more of the association's liability.

Laurel mentioned using a collection agency for collections as a possibility. Laurel suggested looking at collection agencies.

Denise mentioned about having a special meeting to discuss further.

Sign repair

Sandy gave an estimate from Palmer Marble which they state the sign is not repairable but needs to be replaced. Denise stated that Phil also had someone look at the signs.

Denise asked about inquiring about other options, such as concrete and raised lettering type.

Spooners Landscape

Management sent an email to the board about the poor service and maintenance. Management presented estimates for 3 other companies. Denise stated that their services have deteriorated badly. Phil talked to Spooners about some problems. It was further stated that the weeds, pests etc are out of control.

Laurel asked for an estimate from American Mowers, Sandy will request this for the next meeting.

Lake Update

Christine Walker gave report. Started working on letter to be reviewed by the board to be approved to go before the council members.

Question, wants to know who and why Jeff Hmara was informed of the tape recording. Christine stated that it should not have been discussed with the village council and it was unethical if a board member did that. No member of the board acknowledged informing Mr. Hmara of this issue.

Owner question; How did the association first come to going to a management company. Dick believes it was 2002 10 years or better, when it was decided to go to management. The reason was because they tried to have an office in the community but it was difficult to get people to man the phone and handle issues for owners.

Owner stated he called CEA, January 31st called and left a message about a maintenance issue. It was reviewed on the report at hand and the extension notes were made on the owners file. That was not a problem and management will always work with the owners on maintenance issues.

Meeting adjourned at 9:15 with no further time remaining.