

# minutes

HOA Special Meeting		
8.12.2013	7:00 P.M.	147 RoyCourt Circle – Bennett Residence
Meeting called by	HOA Meeting – Called to order at 7:05 By Dick Gilligan	
Type of meeting	Regular monthly HOA Board Meeting	
Facilitator	Dick Gilligan	
Note taker	Laurel Bennett	
Timekeeper	none	
Attendees	Dick Gilligan, Phil Steinberg, Laurel Bennett, Cindy Mcenaney Absent: Chris Walker, Hector Morales and Jim	
Discussion		
<p><b>Approval of Minutes</b>            Fiances: Laurel Bennett read the financial report, discussed balance (16,044.20), outstanding balances owed, FPL's automatic payment, hiring of Mazzio (Landscaping Compnay) and how much his contract is and the Assessment status: 20% owing, Past data still needs to be entered into DB (Jan-March ), and upon finalization, late fees and additionally fees can be tacked on to current fees and assessments. This past data will come from CEA's old data. In 2008, 25% of the people owed money. Laurel still needs to put her signature on the Reserve account , but she hasn't had the need to do so...so no rush.</p> <p>Additionally, since we have money in the bank and we do not need to have the assessment to pay the PM at this point, Laurel would like to have no special assessment on the next quarterly bill. Discussion ensued but no decision was made as attorney bills remain high, collection agency has to be found and lake issues need to be resolved.</p> <p>New Bank vs Old Bank status: Phil, Laurel and Chris did meet with BBT, and Phil and Laurel met with PNC as well. Bank of Ame rica does not work with HOAs at this time. PNC wanted 700.00 to set up and 200/month to maintain. However, we are only paying Gulfstream ~ 63.30 (12.95 (eBiz) +25.00 (ACH) + 25.35 (Lockbox fee)) per month and 193.55 (quarterly statements and newsletter mailed together). We will stick with our current back until we can move to one closer and comparable in price.</p> <p>All the old records have been shredded or burned and the work has been paid for.</p> <p>Forming the fining committee. Hector Morales will work with Jim and Phil. Laurel will write up the letters and they will hand out as needed. Fines will go according to the bylaws and what was done in the past.</p> <p>Lights – new light bulbs have been put in place by Phil – Laurel will contact new LED company in regards to our lighting as bulbs are expensive            Dick will approach people who may be approaching foreclosure to see if he can help in any way. He has extensive experience and a good company to work with.</p> <p>Discussion about the new sidewalk and how the school parking will affect our homeowners once school opens up. Dick mentioned that he has a friend (Chief) that we could contact. Laurel an d Dick will write a letter to him, asking for the no parking laws be</p> <p>Discussion ensued regarding the current attorneys and what they are charging us vs. hiring a collection agency. The board ma de the decision to move towards a collection agency and to notify the homeowners of such. We have received another bill from them in regards to their current homes under their watch. We are not putting anymore under them and have paid a lmost 16K for this year alone (majority of this was prior to April).</p> <p>Landscape status: Spooners was sent a certified letter terminating them and after receiving bids from various companies, Mazzio's was chosen based upon price, willing to work with the HOA and the amt of work that needed to be done. They have promised to trim all the hedges, clean up the entrances, trim back the areas around the neighboring homes , fertilize everything while maintaining a reasonable contracted price. Signed Contract is in the book.</p>		
Conclusions	<p>Document stating that all HOA members have read the rules and regulations pertaining to Huntington Woods has been signed by all board members</p> <p>New landscaping company – Mazzios            Hector and Jim will head up the fining committee.            All past records are now digital which means we no longer have to pay for storage            Letter will go to Police Chief in regards to school parking laws not being enforced</p>	

