

# Minutes

| Huntington Woods HOA Regular Monthly Meeting |   |              |
|--|---|--------------|
| 8.11.2014                                    | 7:00 P.M.   | Civic Center |
| Meeting called by                            | HOA Meeting – Called to order at 7:16 by Gina Burk  |              |
| Type of meeting                              | Regular monthly HOA Board Meeting   |              |
| Facilitator                                  | Gina Burk   |              |
| Note taker                                   | Isabel Sulsona  |              |
| Timekeeper                                   | none  |              |
| Attendees                                    | Gina Burk, Troy Seigel, Laurel Bennett, Isabel Sulsona Absent: Phil Steinberg, Victor Jans and Eric Biddell |              |
| Discussions                                  | Finances, Lake Issues, Neighborhood Watch and a homeowner's questions                                       |              |

**Minutes** of the July meeting were read by Isabel Sulsona and were approved.

**Financial Report:** Laurel Bennett read the financial report. We have a grand total balance of \$39000.09 and that includes the reserves and an operating balance of \$25,560.82 at Gulfstream bank. Our average operating balance in 2012, at Gulfstream, was \$875.00 and at that time, Huntington Woods had a special assessment charge to balance the budget. The reason for the increase is shown in the budget and books. It reflects a major decrease in attorney charges, insurance fees and lack of property management fees as well as the fact that most of the homeowners are paying their assessment fees and charges.

**Foreclosures/Liens/ Balances owed.** Discussion ensued regarding the foreclosures, bank owned homes and rental properties. Apparently, there are a lot of foreclosures within the nation, to purchase, but not enough homes which have been taken care of. The average rental in this area for a 4 month season is \$3,600.00 per month. Section 8 rentals are averaging \$1,863.00 per month, as per a realtor with whom Laurel had a recent discussion. Although we do not know how many rental properties there are in Huntington Woods, there are at least 6 of them. We have advised our attorney to move forward on one case were the collection agency, ARI, cannot move forward due to a stipulation within a judge's order. This lack of non-payment has to be handled by the attorney and not the collection agency. It was approved by the board. There were originally ten homes in arrears, that were turned over to collection agency. Seven have paid in full or almost in full (including collection fees) and the three remaining should get letters regarding liens on their properties. In order to send these letters, we need approval from the board. The motion was made by Isabel Sulsona and seconded by Troy Siegal to send these letters. All were in favor.

**Lake Status:** The lake algae is much worse. The people who live on the lake pay the \$210 per month for it to be taken care of but it is not doing much good. Discussion ensued with the possibility of dredging the lake, because it is filling up with silt and the lower water levels allow algae to grow better. Additionally, the drainage pipe is filling/closing up because of the silt and could ultimately cause problems not just for the lakefront homes but possibility for all of the development. This has been happening ever since Royal Palm Beach Blvd. was hooked up to the lake. Madison Green seems to have a better handle on the algae problem concerning their lakes. Laurel will call them and see what they are doing. Troy will speak to the representatives from Saratoga to see what they are doing to control the algae in their lakes. It was noted that Tamarac has a machine which they use once or twice a year and it goes over their lake and pulls out all the unwanted growth which pollutes the lake. We will check into what they pay and who they use. Three firms will be consulted with to see if we can get them to represent us as Ray Liggins told Phil "it's your problem." There was also some discussion about putting a fountain in the lake. This will not only make it look beautiful, but will keep the algae growth down. The board will get quotes on costs.

There were some requests and complaints from the floor which were discussed in detail.

1. A member complained that she is being followed and does not know why, but she wants it on the record so that the Association knows about it. We suggested she get a web cam for her car and record when she suspects she is being followed. This way, she will have the proof she needs. We also suggested she keep the police phone number on speed dial to enable her to call them immediately when she suspects she is being followed.
2. Should we start a Neighborhood Watch? Do we have anyone who will volunteer? Should we send letters to all Huntington Woods homes requesting their assistance?

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3. 204 Parkwood Drive has hedges planted on the side of the house which were planted in 2003. He has received a violation letter stating that his side hedges were too high. They should be no higher than 4 feet and his are 6 feet high. He is in process of getting a variance from Royal Palm Beach, and requested a letter from the Association asking if we would support the variance. He indicated that he has to make 10 reports and have them notarized to apply for the variance as well as pay \$100 to have his case heard. He has done this. His property is well taken care of and his hedges are always neatly trimmed. His lawn is manicured and is not an eyesore at all. The board will give him a letter requesting his variance be approved providing he continues to take care of his property as he has always been doing.
4. There is a rental property in which the renters are not abiding by the rules and regulations of the Village nor of Huntington Woods. They park on the neighbors grass and on the rental property. We will send a letter to the property owner to correct the situation with his renters or face daily fines until the situation is remedied. The neighbors have brought pictures proving their claim. They have asked us to look into how many rentals are allowed in the development.

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Action Items – Laurel to call PLF, Shutts and Bowen and Polack for lake issues and call on Madison Green for algae control. Troy Siegel will call Saratoga to find out how they are controlling their algae in their lake