

Minutes of Board Meeting of Huntington II Homeowners Association Thursday, April 24, 2025

This meeting of the homeowners of HOA II was called to order at 7:00 p.m. by HOA II President Anne Peeper; the meeting took place at her home. A quorum was established. Present were Anne Peeper, HOA II President; Ed Provencher and Kathy Harter, HOA II Co-Vice Presidents; Virginia Nugent, HOA II Secretary; Pam Jones, architecture committee; plus a quorum of interested homeowners. Linda Camp was approved as the new treasurer.

Approval of minutes

- It was moved and seconded that the minutes of the March 20, 2025, meeting be approved. Passed unanimously.

Treasurer's report

- Kathy went over the financials as of March 31. Our largest expenditures have been our contribution to HOA1, plus catching up on two years of past insurance premiums. Regarding dues, Linda reported that most dues have been collected, including past dues from 2023 and 2024. At this point, only one is outstanding from 2024 and two from 2025.
 - It was moved and seconded that the financial report be accepted. Passed unanimously.
- It was suggested that we should once again charge interest if dues have not been paid by March 1 each year. After discussion, it was decided that a notice stating such will be included on the December invoice and a second notice will be sent if dues have not been paid by Feb. 10.
 - It was moved and seconded that interest will be charged to homeowners who have not paid their annual HOA dues by the end of February each year, and a second notice will go out on February 10 stating that the dues plus interest are due by March 1.

Old Business

- **Officer's class** - A new law requires all HOA board members to take an online course regarding general board responsibilities. Kathy has sent the link to all current board members.
- **HOA officer emails** – Linda has set up generic emails for all board members to use instead of their personal emails.
- **Insurance** – Ed reported that all of our insurance policies have been brought up to date.
- **Front wall** – Anne reported that the front wall is finally making progress. The two big trees on either side of the entrance have been removed. The front sign with the deer is being duplicated so that one will go on either side of the entrance. The construction is supposed to begin in early May.
- **Spring Picnic** - Pam reported that the spring picnic will take place this coming Saturday, April 26. It will be a fun and relaxing afternoon for adults and kids, with activities for both. Food will be provided by Briskets BBQ of Oviedo.

- **Pond service** – Pam would like to get a quote from Lake Doctors, who maintain the pond for HOA1, to enhance our pond. She will have an update at the next meeting.
- **HOA1 CCRs** have been updated and are available to look at. They are now very easy to read. They are awaiting final review by the lawyer and board members.
- **HOA merger** – Anne, Ed, and Shari Zissman have had an initial conversation with the lawyers about our merging with HOA1 and are waiting to hear back. She will have more information at the next meeting.

Meeting Adjournment – When all questions and concerns were addressed, the meeting adjourned at 8:04 p.m.

Respectfully submitted,
Virginia Nugent, Secretary HOA II