

APPROVED MINUTES  
HUNTINGTON LAKES, INC.  
MARCH 13, 2019

The Huntington Lakes, Inc. Board of Directors meeting was call to order by President Don Flintzer at 9:30am. Neal Judas called the roll. Present were as follows: Marvin Zeiger Director Huntington Lakes 1, Neal Judas Secretary Huntington Lakes 2, Michael Brown 1<sup>st</sup> Vice President Huntington Lakes 3, David Kaplan Treasurer Huntington Lakes 4, Don Flintzer President Huntington Lakes 5, Suzi Holmes Clubhouse Manager, Christine Villasis Assistant Clubhouse Manager. Absent was Bill Friedman Sharing Villages/OVC Representative from Huntington Towers. A quorum of the Board was established.

Neal Judas read the unapproved minutes of the Huntington Lakes, Inc. Board of Directors meeting from February 13, 2019. David Kaplan made a motion to accept the minutes as read and Marvin Zeiger seconded the motion. All were in favor.

Treasurer's Report: David Kaplan

David Kaplan presented the unaudited Financial Report from Seacrest Corp. for the month of February, 2019. The report indicates details from the Balance Sheet and Profit & Loss Statement. The following Balance Sheet details are a snapshot of what HLI's unaudited financial condition looked like as of February 28, 2019 and as always Assets & Liabilities will be balanced.

Assets:		
Operating Cash	\$380,631	
Reserve Cash	\$1,897,515	
Other Current Assets*	\$108,149	
Fixed Assets**	\$47,723	
Total Assets:	\$2,434,018	-10%***
Liabilities, Reserves , Equity		
Liabilities	\$309,242	
Reserves	\$1,897,515	
Equity	\$227,261	
Total Liabilities, Reserves, & Equity	\$2,434,018	-10%***

\*Prepaid Receivables & Expenses

\*\* Furniture, Fixtures, Equipment Less Accumulated Depreciation

\*\*\* Change from previous month

Total income for 2019 is up \$77,267 versus budget due to the professional show income not previously recorded in the month it occurred.

Conclusion: For 2 months of 2019 the expenses exceeded the income by \$19,402. However \$21,933 was disbursed during February 2019 for roadway signs and striping. The major portion of this amount will be rebilled to each of the 5 sections where most of the work was performed.

Retained earnings or equity has increased 1.6% to \$227,261. Average monthly expenses for the fiscal year are \$278,638.

Budget performance will be more accurately measured after several more months of data.

#### Correspondence:

There were 3 letters of Correspondence:

1. A letter complaining about the speed bump at the exit side of the East gate.
2. A letter proposing that the West gate be closed at 4:00pm.
3. A letter asking questions about the insurance claim for damage to the clubhouse mainly regarding the roof. The letter indicated improvements should be made in the landscaping of the new gatehouse and asked the status of the clubhouse renovation. Compliments were made regarding the new club mailboxes and the decision to allow tables on the ballroom dance floor.

#### Clubhouse Manager's Report: Christine Villasis

1. The In House Show tickets are on sale for the shows on 3/15/19, 3/16/19, 3/17/19 and the price for residents is \$13 and for guests \$16. Tickets can be purchased on line, at the clubhouse office and at 6:30 pm the night of the show.
2. The idea of Bingo has been revived and a meeting with some volunteers will take place.
3. All resident vehicles must have a barcode sticker on the right side of the vehicle.
4. The clubhouse is equipped with medical alert buttons and new devices are now being installed throughout the parking lots and athletic courts. The buttons are to be used for medical issues.
5. A new additional text message alert system is in progress. This system will be used for immediate purposes. Forms to be able to receive the new alert messages can be obtained in the office.
6. Restroom supplies are being stolen from the clubhouse and this situation is being investigated.
7. New geo thermal heaters are being installed for the indoor pool and the heat in the pool is temporarily off. The installation of the heaters will be a cost savings.
8. Plumbing repairs for the clubhouse will take place 3/14/19 and on that day the clubhouse will be closed.
9. Starting Monday 3/18/19 the pickleball courts will be closed during the week to work on the roof repair. They will be open on the weekend.

#### Committee Report:

##### Safety-David Kaplan

1. Currently all non-compliant signs and striping within the community is being worked on and should be done by the end of the week. Once everything is compliant the sheriff's dept. ticketing program will begin.
2. FPL has completed the rewiring from Jog Rd. to Amberly Lane to help alleviate fluctuating power issues during non-storm related periods.

##### Security-David Kaplan

1. A video and audio surveillance system is being investigated for access to the terrace room.
2. The investigation regarding standardized community video surveillance system based on a common platform has been completed. Meetings with the section Presidents and Boards will be scheduled to explain the proposals received.
3. Continue to remain vigilant of any suspicious individuals or activity but do not approach anyone. Call 1-800-429-0006 for suspicious activity. General law enforcement questions can be answered by calling 561-688-3000. Increased visibility of PBSO vehicles and other non-descript monitoring is occurring and has a positive effect on the community. Auto theft has escalated in west Delray while home invasion has declined. Always lock the apt. front door and rekeying the lock periodically is a good idea. Review the permanent guest list on file in the office and have any obsolete names removed. It is recommended that a lock box not be used for a spare key. A lock box can be easily pried open.

##### Lakes- Don Flintzer

The next HLI lake to be treated for erosion is the north side of lake #3.

Health-Don Flintzer  
Nothing to report.

Legal- Don Flintzer  
Nothing to report.

Landscaping- Neal Judas  
Nothing to report.

Recreation- Michael Brown  
The plans for the 3 new pickleball courts have been submitted and approval is pending.

Sharing Villages/OVC- Neal Judas  
OVC- The OVC bus will start the summer schedule 4/1/19 through 10/31/19 and therefore the bus will run 3 days a week (Tues.,Thurs.,Fri.) instead of 4.The Avalon Trails development is proceeding and the Landscaping plans are in. There will be a Terra Nova development task force meeting between the task force coalition and representatives from the developer on March 16, 2019 to discuss the issues.

#### Old Business:

1. Gatehouse Project- The east gatehouse is opened but there are still some minor items pending.
2. Clubhouse Roof- The replacement of the clubhouse roof shingles is in progress.
3. Community Ticketing Program- Verification that all the signs and striping are correct is in progress. Once certification is obtained the agreement with the sheriff can be signed and ticketing will begin.
4. Construction Advisory Committee- Interviews for committee members are being scheduled. The committee will consist of 3 advisors.
5. Pool Heaters- The new indoor pool heaters are being installed.
6. Medical Alert Devices-Devices are being installed.

#### New Business:

Clubhouse Renovation- Tony Kelly gave a report on the work the original committee did on the clubhouse renovation project and indicated that now a committee of 5 has been selected consisting of residents(3) and HLI Board members(2). It was the opinion of the original committee that an interior designer (Bob Martin of Decorators Unlimited) be chosen for the project and as a result a letter of engagement from Bob Martin has been submitted to the HLI attorney for review. Michael Brown made a motion as per the recommendation from the original advisory committee to sign the Decorators Unlimited engagement letter for \$25,000 after approval from the HLI attorney. Neal Judas seconded the motion and all were in favor.

Dave Kaplan made a motion to adjourn the meeting. Michael Brown seconded the motion and all were in favor. The meeting adjourned at 11:45am.

Respectfully submitted Neal Judas HLI Secretary.

