

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Tuesday May 28, 2015 at 1105 Huntington Lane

MINUTES - May 2015

1. Call to order and verify quorum 6:34 PM
 - Attendees: Board Members Joe Incorvia, Kathy Wilson, Lisa Hinton and Dawn Bringe (Ameritech Rep). Board Member Shelly Hurley attended via phone.
 - Board Member Tom Tracy absent
 - Quorum Verified
2. Document Preservation Motion: Preserve and extend Huntington Group Master Associations Declaration of Covenants, Conditions and Restrictions for the 123 homes in the Huntington Trails Phase I & 2.
 - Joe motioned, Kathy second - Passed unanimous 4 of 4 in attendance
3. Approval of minutes from April 23, 2015
 - Joe motioned, Kathy second - passed
4. Reports:
 - Treasurer's report – Kathy
 - Web site fees- have they been corrected? Ruth crediting \$200 on 6/1/2015
 - 1036 Wyndham- has auto pay been set up - yes
 - \$62k checking, \$52k Money Market
 - Legal fees for preservation \$1,600 so far. Estimating \$2-3,000 more for name change/combination of documents. Not in budget, but shortfall can be covered by prior year's savings.
 - Deed restriction rounds - Dawn
 - 1011 Wyndham Way status - Dawn to issue letter to owner repeating all violations and stating that violations are an encumbrance to the property that need to be corrected/resolved prior to sale and closing of home.
 - Board should review 2 houses in question
 - Architectural report: report from Kim
 - 3 requests, all approved
 - Ponds report – Kathy
 - Condition, aeration operation, debris cleaning
 - Did Andrew Travis clean up/kill grass growing in pond?
 - doing in June
 - Did Armstrong clean inlets
 - yes
 - Armstrong will do a two pond treatment applications in June
 - Landscaping Report – Shelly
 - Mulch, palm trim, islands, etc?
 - Cheshire Ct. island old bushes removal

- John needs to do a walk through with Shelly
- Shelly will call Dawn about palm trimmings, Dawn will ask Shelly if she's ok with removing the old bushes on the Aloe Vera island

5. Continuing business -

- Community Management Software & Association web site
 - Voted in April - No on the addition. Would like to keep what we have for the \$200 a year. If not will opt out and do on our own.
 - \$200 will be refunded on June 1

6. New Business

- Dawn - see April Minutes. Follow up with Tiffany on her follow ups for name change and merger, see below.
- After Meeting Joe reviewed 2 sets of documents - follow up email from Joe:
 - They appear to be identical except the initial Whereas clauses which references different developers and of course Pinellas County recording references. Further Article 1 section 4 and Article 4 section 3 imply that Phase 1 and 2 shall operate together. The By laws also state in Article 1 Section 3 that phase 1 and 2 are part of the Huntington Group master association. My non legal interpretation of all this is that; Phase 1 and phase 2 documents are the same. Both phases were intended to operate together and assumed merger.
 - Given what I have found, Dawn, Please have our legal counsel assess how much work and how difficult it will be to rename and merge the Huntington Group Master Association and Huntington Trails Phase 1 & 2 into a single organization called Huntington Trails Home Owners Association. What is the estimated legal cost of undertaking such and what voting requirements will be needed to accomplish the task. I assume a set of common Association documents will also be needed. Other than merger, name change and language in the documents to accomplish this task, no other amendments should take place at this time.

Next Meeting – 6:30 Thursday, June 25 at 1105 Huntington Lane

Adjourn: 7:37 PM