

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Thursday September 25, 2015
Ameritech

MINUTES

1. Call to order and verify quorum - 6:30 PM
Attendees:
Ameritech Rep: Dawn Bringe
Board Members - Joe Incorvia, Tom Tracy, Lisa Hinton, Kathy Wilson (Shelly Hurley absent)
Guest Homeowner: Killian O'Donnell

3. Approval of August Minutes.
Approved

4. Reports:
 - Treasurer's report – Kathy (see below)
 - o Annual Budget meeting

 - Deed restriction rounds - Dawn
 - o report attached, nothing pertinent

 - Architectural report: report from Kim
 - o No report

 - Ponds report – Kathy
 - o Ponds look terrible everywhere - doing a double treatment
 - o Lisa - Add to Newsletter - try not to put grass/pine needles in pond
 - o Estates is taking care of grass that is growing into their pond on Trails side

 - Landscaping Report – Tom
Tom met with John Evans Wednesday Sept.
 - Cheshire Court and Cheshire Lot - Quote \$400
 - Joe Motioned, Kathy 2nd - passed to approve \$400
 - Dawn to let John Evans know to proceed

Irrigation for Landscaping Islands - Tom Investigation

 - Situation - No water on any islands except for entry islands
 - Charlie's Wells. He could either shoot or bore.
 - Water Shoot - from City system - Estimates:
 - o Approximately \$1,000 per island to install shoot system from city water lines.
 - o Approximately \$500 per island for water meters and back flow meter.
 - o Approximately \$150 per island for water valves (battery operated)
 - o Estimation \$1700-\$2000 per island to establish water system. Plus \$600 a year for water per island. Includes all irrigation but not the re landscaping
 - Tom meeting with City Water Dept. to determine where would be best to put irrigation if choose to do - 10 AM next Thursday.

- Wellington Way has Safety Harbor Water Testing Facility - can not touch it
- Other Option – rent or purchase a water truck until plants are established

5. Continuing business -

- o Wall condition- cleaning status - was cleaned today but need to paint stripe
- o Update (9/25): Marshall side was cleaned not the entire perimeter wall

6. New Business

- o Drainage legal letter
 - o Legal Assessment - Huntington/Wyndham Way drainage issue impacts multiple homes (10). Due to multiple homeowners being impacted Association expense can be used to fix community drainage issue. However, legal review would need to be done on a case by case basis.
 - o Tom - call landscape architect to review situation with BSB Design/Bob
 - o Topographic Survey/Drainage Engineer - Gulf Coast Consulting Shawn (Joe has his card)
 - o Joe & Tom will meet with BSB Design and Gulf Coast Consulting to get assessment/proposal on drainage way than discuss with impacted home owners

Next Meeting – 6:30 Thursday October, 22 at 1105 Huntington Lane

Dawn - bring blank copies of Proxies

Lisa - get Dawn newsletter by October 20th. Annual Mailing on 23rd.

Annual Meeting will be Tuesday, November 24th 6:30 PM at Safety Harbor Rec Center

Budget Meeting:

Finance Report - Kathy

- Estimate excess of end of year of \$1-2,000. A few thousand more roll over if mulching not done, due to landscaping island proposals in works.
- 2 outstanding quarterly fees
- \$120 Wyndham Foreclosure Clean Up Grass by pond.
 - Dawn to Send Law Firm (manage house) bill for the \$120 or confirm already done. If they do not pay will be caught on an estoppel when house sells.

2015 Budget proposal created, dues remaining the same.

Adjournment: 8:30 PM