

**Huntington Trails Home Owners Association
Budget Meeting, Annual Meeting & Board Meeting,
Wednesday November 30, 2016
Minutes**

Budget Meeting Minutes:

Called to order 6:31pm by President Incorvia.

- Legal notices sent out and verified by Dawn B.
- Board members in attendance: Joe Incorvia, Tom Tracy, Kathy Wilson. Lisa Hinton and Shelly Hurley excused. Dawn Bringe (Ameritech Rep).
- 62 units in attendance via in person or by proxies

2017 Annual Budget:

- Brief description of last year's budget and the proposed new budget.
- Dues to be raised \$5.00 per quarter (Annually \$20.00) to be earmarked for infrastructure needs.
- Kathy gave breakdown of last year's budget rollover and expenditures done in current year. Major drainage/easement project cost \$43,000. All other items realized a net savings to budget. Expect a \$20,000 carry over in unrestricted funds from last and prior years budgets.
- Dues increase first time in 7 years.
- Next year budget very similar to this year budget.
- Budget approval moved by member Russ Bowman and seconded by Barb Hajko. Passed unanimously.

Budget meeting adjourned

Annual Meeting Minutes:

Called to order by President Incorvia.

- Certified 62 units in attendance in person or by proxies by Dawn B. and quorum is satisfied.
- Notices were legally sent out.
- Called for nominations for new board members. John Racine was nominated as well as Joe Incorvia, Tom Tracy, Kathy Wilson and Lisa Hinton. Slate was motioned by Bruce Hadburg and seconded by Russ Bowman. Passed unanimously.

- All reelected board members have already read and agree to abide by Association documents. New member John Racine was provided copies and signed to agree to follow documents.
- Joe lead discussion of last year's projects and expected new projects. Ponds and beautification of grounds/islands. Pond #1 has new fountain. Three islands will be landscaped next March. Association obtained from City of Safety Harbor a grant for 50% of project cost (1373.50)
- Joinder discussed. To clean up legal paperwork and structure of association operations to conform with present needs. 75% of homeowners in each phase of the subdivision must agree and sign paperwork before Association documents can be revised. Board members are working at getting required signatures.
- Discussed sidewalk repairs for next year.
- Member brought up objection to board expenditure to change easement project after it was initially completed. So noted for record.
- Russ Bowman volunteered to be an at large member liaison to work on pond projects with board. He is a water specialist/engineer with extensive county experience in water management.
- General discussion about the pros and cons of establishing paint palette for future homeowners to repaint homes. Would require amendment to Association documents and 75% vote of approval by association members. Agreed to discuss at future board meetings.
- Appointed volunteer Helen Renshaw to architectural committee to fill vacancy.
- Waived reading of last board minutes.
- Meeting motioned for adjournment by Russ Bowman. Seconded by Bruce Hadburg. Passes unanimously.

Annual meeting adjourned

Board Meeting Minutes

Called to order by President Incorvia.

- Election of officers for next year.

Joe Incorvia - President

Tom Tracy - Vice President

Kathy Wilson - Treasurer

Lisa Hinton - Secretary

John Racine - Member

- Meeting dates for board will remain 4th Wednesday of each month. No meeting (unless necessary) for next month (December).
 - Tom agreed to take responsibility of ponds coordination with pond liaison Russ Bowman.

Meeting Adjourned