

Huntington Trails Home Owner's Association Minutes
Board Meeting – 6:30 PM Wednesday Oct. 26, 2016
1105 Huntington Trail

1. Call to order and verify quorum - 6:32 PM
Attendance: Joe, Kathy, Lisa, Tom - board members
Dawn Bringe
2. Approval of minutes from Sept 28, 2016 - approved
3. Reports:
 - Treasurer's report – Kathy
 - For the month of September, loss of -\$3673, year to date loss of -\$37,676
 - Without special project, there would be about \$2000 gain
 - Projected -\$42,000 loss by end of year
 - Checking \$18,751 and MM \$65,675
 - Need to review one house on Wyndham for dues. Lot 29. Kathy will review with Ruth.
 - Deed restriction rounds - Dawn
 - 1214 Huntington Lane – update on repairs. Deck cleaned. Waiting on information for roof. Homeowners continue communicate and make progress.
 - Architectural report: report from Dawn & Kim
 - No request
 - Ponds report – Kathy
 - 1) Fountain Pond #1 – Green Springs entrance
 - City Grant not approved
 - Armstrong quote on new fountain installed. \$2,550 plus tax and electrician, installation. ~~Lisa moved, Joe 2nd.~~ Unanimous Approved.
 - 2) Armstrong Proposal: Maintenance
 - Now \$270, raising to \$350 per month - increase
 - In contract, should include written report on day of maintenance to Ameritech and Kathy Wilson. Report required before payment will be made for service. Joe put in as requirement when sign/send back.
 - 3) Hanging Limbs:
 - 1) Get estimate from Armstrong on Clean Up - Tom
 - 2) Send first or 2nd letter to any homeowners that have hanging limb impeding pond, ask to have trimmed. Pond #3 and Pond #2.
 - 4) Diffuser Aerator System: approve 2 diffuser at \$3,750 from Armstrong.
 - 5) Fish - Carp. \$750 Armstrong for installation and fish. Approved
 - 6) Nuisance Vegetation - Do Not accept proposal to remove behind 1011 Wyndham
 - Landscaping Report – Tom
 - 50-50 island beatification grant request to Safety Harbor. Approved up to ~~\$2,500~~
 - Islands 1, 4 and 11
 - Travis Lawn & Landscaping. \$2,747 project with \$1373 paid by SH grant.
 - Need to ask neighbors to help with irrigation.

- o Needs to be done by 4/24/2017
- o Tom will meet with Andrew Travis and Shelly to review specifics.
- o Lisa move to approve/Joe 2nd/Passed

4. Continuing business -

- Huntington trails HOA's legal consolidation
 - Joinder Consent Form - Joe to clarify to with lawyers. Dawn to drop off joinder consent forms to Joe.
 - Proxy for HOA annual meeting
 - Lisa - Huntington LN & Chattam/Wellington
 - Kathy - Wyndham Way
 - Joe: Wellington & Chillum
 - Tom: Kingscote & Cheshire Court
 - Required language modifications for open ended consent
 - Need 75% of each phase to approve. 89 homes Phase 1 & 34 homes Phase 2
 - Or $67 + 26 =$ at least 93. Sounds very difficult
 - Map and contact list
- Drain way relocation status: Early November
- Annual meeting
 - Do not send out Annual meeting notice until the Board has had a chance to review the document.
 - Nov 30 at Safety harbor Community Center at 6:30 PM

5. New Business

- Next Meeting – 6:30 Wednesday Nov 30 at Safety harbor Community Center

Adjourn: 8pm