

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Wednesday August 24, 2016
1105 Huntington lane
Minutes

1. Call to order and verify quorum 6:30pm
 - Tom/Joe/ Dawn in attendance/ Absent- Kathy/Lisa/Shelly (available by telephone if needed)
2. Approved minutes of July 27, 2016
3. Reports:
 - Treasurer's report – Kathy
 - \$32,763 over budget
 - Forecast by end of year to be approximately \$43,000 over budget with approved commitments.
 - \$23,664 on hand (checking)
 - \$64,134 in reserves
 - One account past due over 2 quarters. Dawn to follow up on.
 - Can save approx. \$4,000 if delay mulching until next year.
 - Deed restriction rounds - Dawn
 - 1214 Huntington Lane – refer to attorney for letter to get action from homeowner.
 - Architectural report: report from Dawn & Kim
 - none
 - Ponds report – Kathy
 - Condition, aeration operation - Kathy is meeting with the pond company to review. Pond #3 needs prompt attention with duck weed algae bloom. Dawn to follow up while Kathy is out of town.
 - Tom called two new pond management companies to get recommendation for improving pond maintenance.
 - Landscaping Report – Tom
 - Palm tree health- Another diseased palm removed from Wyndham Way. Three stumps ground down by Quicksilver Tree Service.
 - BAM landscaping has repaired the damage to the entrance island on Huntington Way caused by their blocking the road.
4. Continuing business -
 - Huntington trails HOA's legal consolidation- Attorney has drafted documents for consideration. Moving forward.
 - Decided to use the consent method of obtaining approvals from homeowners. Proxies would not expire and after obtaining the board can approve the documents. 75% proxies needed from each phase. Approximately 93 total proxies needed. 67 of 89 homes in phase 1, and 26 of 34 homes in phase 2. Dawn to advise attorney.
 - Drain way documents revised and accepted. Joe to coordinate signing and notarization.
 - Annual budget meeting is booked for next month at Ameritech offices.

- Annual meeting is booked at Safety harbor Community Center for Nov 30th at 7:00pm.

6. New Business

- Neighborhood grant applications discussed. Tom to get quotes for landscaping improvements so that Joe can apply for grants for landscaping and sidewalk repairs.
- Joe to inquire if we are eligible for free trees from the safety harbor program.

Next Meeting – 6:30 Wednesday Sept 28, 2016 at Ameritech Offices

Adjourn: 7:24