

Huntington Trails Home Owner's Association
Board Meeting – 6:30 PM Wednesday January 27, 2016
1105 Huntington Lane
Minutes

Call to order and verify quorum 6:32 PM - all HOA Board Members present
Residents Bryan Boone and Killian O'Donnell - guests

Special Guest: Mike Nadherny - Potential Investor of 1011 Wyndham Way, Winston & Dixie LLC

- Currently owns 6 distressed houses being repaired for resale
- He reviewed repairs via our lawyer's letter
- Closing scheduled for 10 AM tomorrow
- Request: 60 to 75 days although should see action in next couple weeks, Requested a violation repair extension to April 1st
- Roofings (Baker's Roofing in Clearwater), Woody Landscaping
- Lisa Motioned for violation repair extension to April 1st, **Board Approved.**

Approval of minutes from November 22, 2015, December 7th and January 6, 2016

- All approved

Reports:

- Treasurer's report – Kathy
 - 1 homeowner delinquent for 1 quarter
 - Kathy needs to call Ameritech about \$5 hangover for one homeowner
 - The HOA carried \$10,000 over from 2015 to 2016 - \$5,000 from homeowner prepayment of maintenance fees and \$5,000 from scheduled maintenance that will fall into calendar year 2016
- Ponds report – Kathy
 - Fish for pond - Kathy to check with Armstrong to see if they have a recommendation
 - Pond 3 (by Kathy) looks bad, sent photos to Armstrong and appears that one aerator is not working, Kathy will forward email to Dawn Bringe
 - Other ponds look ok
- Deed restriction rounds - Dawn
 - 1011 Wyndham Way - see above extension to April 1st.
 - Two homes receiving 2nd notices
 - Kingscote and Huntington LN - Stop sign needs to be replaced due to vandalism, ask Duke Energy to clean pole which was also spray painted. Dawn doing.
 - Crack in wall on Greensprings by house with wooden play structure - Tom will take a look at it and report back.
 - 3302 Meander Ln. vines
- Architectural report: report from Dawn & Kim
 - 7 architectural requests, no issues
 - Dawn will check and see if sale transfer fees have been received on 3 recent house transfers
- Landscaping Report – Tom
 - Mulch around outside wall- complete? Yes.

- Mulch interior islands - make sure spray for weeds first. Tom will get price if same as exterior go ahead is approved.

Continuing business -

- Huntington / Wyndham Way drainage project
 - Accept Gulf Coast Consulting Proposal
 - Using Savings to pay for \$35,000 will leave about \$15,000
 - If do not keep to budget will need to alter plans or work
 - Joe Motion, Lisa 2nd - passed unanimously: Authorizing up to \$35,000 for the project. Engineering to proceed with drainage improvement plan costing up to \$5,250 (which is part of the \$35,000) which will be done prior to next HOA Board Meeting.
 - Bidding phase will be reviewed at next meeting

New Business

- Clean common area side walks - approved

Newsletter

Cars do not block access to sidewalks
Drainage easements
Spring clean up
Thank Helen Renshaw for holiday entry decorations
2016 Board of Directors
List Association web site
Look at Safety Harbor newsletter for ideas.

Next Meeting – 6:30 Wednesday February 24, 2016 and 6:30 March 16th PM

Adjourn: 7:33 PM