

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

1. Call to order and verify quorum 6:32 Call to Order  
Board Member attending in person: Joe Incorvia, Kathy Wilson and Lisa Hinton  
Board Members Attending Via Conference Call: Shelly Hurley and Tom Tracy  
Homeowners: Brian and Robin McCarty, Helen Henshaw  
Ameritech Rep: Dawn Bringe
  
2. Review drainage way post construction issue: 1012 Wyndham
  - Letter from attorney received today.
  - Brian asked why attorney said no pipe - read appropriate paragraph out loud.
  - Brian & Robyn acknowledged pipe no longer an option.
  - All recognized that work cannot be done until rainy season is over (October at earliest) due to work causing a block of drainage way and inability to operate equipment in the mud.

Joe Motions, Kathy 2nd Motion:

HOA offer to share in the cost of relocating a dirt/grass swale back to the designated easement. Splitting of costs at 50/50 or a maximum of \$4,000 whichever is lower and the homeowners of 1012 Wyndham Way paying the balance. Homeowners have 10 days to decide (August 6). *There will be a legal agreement drawn up between two parties stating that the relocation plan is approved, no further action will be taken by the homeowners and that no fault or wrongdoing has been done by the HOA and releasing the HOA from furthers demands in such language as the HOA attorney deems warranted.*

Call for Discussion

- Estimated total costs include: \$7,700 Fermin estimate for work, inspection fee and legal papers. Total estimate \$8,000 - \$8,500
- City would need to be notified to remove 1012 Wyndham relocated easement document, no anticipated permit fee
- Clarification that today's vote is not a vote on the slope of the swale or any movement of the fence. Swale would be in the easement.
- Discussion around movement of fence to potentially hide swale. Both impacted parties present. HOA board members made clear that fence relocation was not in the price estimate and not part of the project. Lisa Hinton (fence on her property) stated did not want to pay for moving the fence but was open to reviewing options with the McCarty's and Fermin at appropriate time. Not making a decision yet. Potential fence placement would be between owners of the two properties. Project has it going back where it is now.
- Vote taken: Shelly Hurley and Tom Tracy - No. Kathy Wilson and Joe Incorvia Yes.
- Lisa called for further discussion prior to voting. Lisa clarified with owners that this would be a final agreement, If not happy with outcome would have to live with it, that the swale would be in the HOA easement and final design with in the easement is at the HOA discretion (Note added - by definition: An easement is a legal right to use a parcel of land for a specific and limited purpose. The purpose of drainage easements is the orderly flow of water)
- Lisa motioned to amend the original motion to make clear that if accepted this would be the final legal settlement with no further actions taken and that no fault or wrongdoing has been admitted to by the HOA. *(see italicized in original motion)*
- Need to get answer in writing from Brian and Robin within 10 days.

- Vote 3 in favor (Joe Incorvia, Kathy Wilson and Lisa Hinton), 2 opposed (Shelly Hurley and Tom Tracy). Revised motion passed 3-2.

3. Approval of minutes from May 25, 2016  
Lisa move to approve, Joe 2nd. Passed unanimously.

4. Reports:

- Treasurer's report – Kathy  
June: YTD \$35,300 over budget, \$39,700 of that is non budgeted drainage project. Rest of budget is on schedule.  
\$21,000 in checking. \$63,300 Money Market.  
1 outstanding for 2nd quarter.
- Deed restriction rounds - Dawn
  - 1214 Huntington Lane – vegetation growth on lanai patio and roof is sunken. Dawn emailed and sent photos but has not received a response. Dawn to send letter stating will be turned over for legal action if no response received.
  - No new violations
- Architectural report: report from Dawn & Kim
  - n/a
- Ponds report – Kathy
  - Condition, aeration operation, debris cleaning
  - Marty did treatment. Looking better. Kathy does not see reports.
  - Kathy will email Dawn to not pay until notified by her that she has received Armstrong report.
- Landscaping Report – Tom
  - Palm tree health (emailed report from Tom):  
We had one dead palm removed from in front of 1012 Wyndham Way (from the circle). It was completely dead. The other trees in that same circle have disease. The palms by the main entrance from Green Springs on the north side and the cross street (a group of 4-5 trees) are also diseased but not as far along. The sick trees will have a decline in the fronds and the growth from the top point goes dead. There is nothing we can really do. Some trees can get a disease that can be treated with some kind of injectable medicine (antibiotic) but at a cost of \$35.00 per tree, per month which will have to be done forever. I don't think that would be a good expenditure of funds. \$420.00 per tree, per year if they are even treatable. That would be over \$2000.00 annually for the trees by Green Springs and another \$2000.00 for the island on Wyndham Way. For \$4000 per year we can totally re-landscape those areas plus have plenty left over.  
The arborist and I went through the entire subdivision and he did not identify any other palms with this or any other disease. There were some (on private property) that had some deficiencies in fertilization etc. but nothing that was sick. There was nothing that was very bad about any of those palms. They just needed a few vitamins and they would be fine.

Note: no further action was taken at this time on the trees.

5. Continuing business -
  - Huntington trails HOA's legal consolidation - review at next month's meeting.
6. New Business
  - Schedule budget work shop - Wednesday, September 28th at Ameritech.
  - Will use that meeting for any final language for HOA legal consolidation.
  - Dawn to schedule community center for November Annual meeting. Preferably November 30th.
7. Newsletter items
  - Get Recycling information from Jan Tracy - received
  - Mosquito control for Zika virus concerns this summer - county website received
  - No election signs
  - Thanks for paying attention to deed restriction notices - one of the best
  - NextDoor social media site - FYI - over 60 houses, about half the community has joined
  - Drainage work - Joe to supply

Next Meeting – 6:30 Wednesday August 24, 2016 at Joe Incorvia's, 1105 Huntington Lane

Adjourn: 8:03