

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Wednesday August 22, 2018
1105 Huntington Lane

1. Meeting called to order and verified quorum at 6:30 PM

Attendees:

Board Members: Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer, Russ Bowman – Secretary, Helen Renshaw – Director
Ameritech Rep - Jim Mateka
Kim Geiss - Architectural Committee

2. Approved minutes as provided from July 25, 2018 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
 - YTD Excess Income \$9,284, and projecting \$1,200 excess at end of year
 - End of July Checking (Operating) balance \$34,175
 - Money Market (Reserves) total \$77,106
 - Outstanding Quarterly Fees total \$3,605
 - None of other Huntingtons have paid their invoiced (July) share of common maintenance
 - Report accepted by Board
- Deed restriction rounds - Jim Mateka of Ameritech
 - First letter sent requesting Arch Com application for new roof being installed at 1000 Chatham Ct.
 - First letter sent requesting tree be trimmed at 904 Kingscote Ct.
- Architectural report - Jim Mateka & Kim
 - Arch Com application for exterior painting received for 1029 Wyndham Way.
 - Kim continues to get neighborhood complaints about green color of recently repainted home at 904 Kingscote Court. (Homeowner submitted color request but Arch Com denied it while providing alternative suggestions. House was then painted color that was denied.) The matter was discussed again and it was determined there was no legal action the Board could take.
- Ponds report – Russ & Kathy
 - Condition of Ponds 2 and 3 improving. Pond 1 is being treated for accumulation of algae, both floating and submersed. All three ponds currently being observed, tested and treated by Gulf Coast Lakes & Wetlands about twice a month, including clearing of outlet control structures.
 - After mature triploid carp observed in Pond 3, every other bar in its fish grate was removed. This seems to be a good compromise: retaining the carp and catching large debris, while allowing more algae and water to pass thru resulting in more stable water levels. Russ will instruct GCLW to also remove every other bar in Ponds 1 and 2.
 - Tom got extra keys (2 sets) made for pond aerator cabinets and provided them to Russ. Russ will provide one set to GCLW.

- Landscaping report – Tom
 - Landscape upgrading – Green Springs islands – City issued purchase order to plant trees which should be completed soon. Bushes in islands were removed in advance of tree planting as requested by City. Bubbler irrigation around new trees will be installed after trees are planted; Board approved \$1,000 proposal from Charlie’s Wells for this.
 - Ashe Services has closed business. Huntington Trails landscape contract has been assumed by Weddings Property Maintenance (Dave) effective August 1.
 - Marshall island corner tire damage will be repaired by Weddings.
 - Weddings has put down new pine bark mulch (more effective at keeping down weeds) in certain areas of the community (mostly the entrances), with more to come.
- Managers’ report - Ameritech Community Association Manager Jim Mateka
 - See *Manager’s Report – August 2018* provided at meeting, and discussion elsewhere in these minutes.
 - Payment for wall painting on hold pending resolution of quality issues and final inspection.

4. Continuing Business

- Newsletter - Summer newsletter items
 - Stop at community stop signs
 - Completed sidewalk project
 - Wall painting
 - Completed LED street lights
- Wall painting status - Jim Mateka
 - While P&R Coatings has made progress in bringing work up to specifications, there are still a number of areas requiring further repair.
 - Punch list includes inside wall at 1022 & 1024 Wyndham Way.
 - Final passing inspection still remains to occur.
- Entry signage
 - Proposals from qualified contractors late summer/early fall to be prepared for 2019 budget. Jim recommends Signature Signs.

5. New Business

- Pavers at Enterprise Road repaired 10 months ago have settled again. Will need to pursue with City and/or County who are responsible for the road & drainage.
- Schedule Budget workshop/HOA meeting at Ameritech (Jim to reserve) – Aim for Sept 26.
- Schedule Annual meeting at Safety Harbor Community Center (Jim to reserve) – Aim for November 14.

6. Next Meeting – 6:30 pm Wednesday September 26 at Ameritech

Meeting adjourned at 7:45