

Huntington Trails Homeowners Association
Board Meeting **Minutes**
6:30 PM Wednesday February 28, 2018
1105 Huntington Lane

1. Call to order and verify quorum at 6:32 PM

Attendees:

Board Members - Joe Incorvia, Tom Tracy, Kathy Wilson, Russ Bowman, Helen Renshaw
Ameri-Tech Representative – Phil Colettis
Homeowner Guest – Bruce Hadburg

2. Approval of minutes from January 24, 2018 – approved as corrected

3. Reports:

- Treasurer's report – Kathy Wilson
 - Surplus of \$7,185 on 1/31/18
 - Checking balance \$32,075
 - Money market balance \$75,884 (for reserves)
 - Almost \$15,000 reserves (including interest) available for wall painting
 - Accounts receivable (2018 dues) \$2,900
- Deed restriction rounds – Phil
 - All prior violations cured
 - No new violations
- Architectural report - Phil & Kim
 - Nothing to report
- Ponds report – Russ & Kathy
 - Pond management – Russ & Kathy recommended accepting proposal from Gulf Coast Lakes & Wetlands (for ongoing pond maintenance) due to reasonable cost and responsiveness to needs. M/S Ratify hiring GCL&W for pond maintenance and authorize Joe to sign agreement – approved.
 - Ameri-Tech sent (30-day notice) contract termination to Armstrong Environmental on 2/26/18.
 - Pond 3 aerator repair – completed.
- Landscaping report – Tom
 - ASH Services – Bid to replace freeze-damaged landscaping at cost \$465 – approved. Bid to fill in gaps with like-kind plants at Green Springs entrance to Huntington Lane wall/signage \$1,090 – approved.
 - Landscape upgrading in Greensprings islands (at Huntington Lane) – City proposes to remove mostly-dead laurel oaks and replace with native elms at City's expense if participating Huntingtons install bubblers to irrigate elms. Tom recommends Charlie's Wells quote to add bubblers to existing irrigation for \$800 to 1,000 – approved.
 - Dead Palm on Wyndham (in island) – removed.

- Marshall Island corner crossing – after discussing cost of various substantial solutions to corner-cutting and rutting of sod at intersection, Board agreed to continue less-expensive maintenance by filling ruts and laying sod when necessary.
- Sprinkler repair along perimeter wall landscaping – Board ratified Travis Landscaping expenditure \$375.
- Managers' report – Phil
 - With Dawn Bringe's reassignment to Pasco County, Jim Mateka is new Ameri-Tech community association manager for Huntington Trails.

4. Continuing Business

- Newsletter - Spring newsletter items:
 - LED street lights
 - New community association manager
 - Greensprings improvements
- LED Street lights by Duke Energy - hopefully sometime this year.
- Electric repair at Marshall entrance – completed.
- Paver repair at Enterprise – completed.

5. New Business

- Proposal to paint both sides of perimeter wall. Ameri-Tech has received 1 bid from Prestige Painting for \$9,400 using Dyco paint. Ameri-Tech to get additional bids and provide recommendation.
- Grind/replace sidewalk areas needing such work. Joe will identify such areas in field. Ameri-Tech to recommend appropriate contractor(s).

6. Next Meeting – 6:30 PM Wednesday March 28 at 1105 Huntington Lane

Meeting adjourned at 7:53 PM