

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Wednesday March 28, 2018
1105 Huntington Lane

Called to order 6:30pm

In attendance: Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer, John Racine- Website, Ameritech Rep. Jim Mateka,

Absent: Russ Bowman – Secretary, Helen Renshaw – Director

Homeowner guest: Bruce Hadburg

Approved minutes from February 28, 2018 (after corrections)

Reports:

Treasurer's report – Kathy Wilson

- Surplus \$6,175
- Balance in checking \$31,066
- Money market covering reserves fully \$77,029
- A/R 3 homes one quarter behind.

Deed restriction rounds - Jim Mateka of Ameritech

- Next scheduled round during first week in April. On different schedule than previous manager

Architectural report: report from Jim Mateka & Kim

- 2 requests in the works. Both should be finalized and approved shortly

Ponds report – Russ and Kathy

- Pond management-
- Confirmed Gulf Coast Lakes & Wetlands will begin pond maintenance on April. Contract signed. Question about invoice for advance payment received. Jim Mateka to handle with new company.
- Copy of termination notice to Armstrong Environmental given to board.
- Complaint from homeowners about pump noise from pond #3 discussed. Tom and Russ working with homeowner to resolve.

Landscaping Report – Tom

- Landscape upgrading- Greensprings island by City of Safety Harbor: Old and diseased oaks have been removed and stumps have been ground. Waiting for City to plant new trees.
- Sprinkler upgrades for new trees on Greenspring. Have written quote from Charlie's Wells and they will install after trees are planted.
- Frost damaged landscaping-replacement complete by Ash Services. Extra plantings approved by board scheduled to be completed next week.
- Marshall Island corner crossing – Repair by Ash Services to be completed next week also. Use of dirt and new sod to fill ruts on corner.
- Tree trimming schedule approved by board for Ash Services to trim remaining palms in neighborhood at cost of \$15/Tree. To be coordinated by Tom Tracy

Managers' report: Ameritech Community Association Manager Jim Mateka

- Best methods to work with Jim agreed on with board. All emails should have Huntington Trails in subject line along with topic.

Continuing business -

- Newsletter: Spring newsletter sent out to residents. Thanks to Lisa – Newsletter editor
- LED lights by Duke Energy-Phase II of Trails has already been converted by city contractor. Remainder of Trails (Phase I) to be completed in a few months. New lights are clean bright white as compared to old yellow light.

New Business:

- Wall painting proposal reviewed. We have received 4 proposals. All are very different in cost. Jim Mateka to take two low bidders and verify specifications and costs and report back next month. Board wishes to complete before summer rainy season starts or otherwise must wait until late fall. Funds are available to complete the project.
- Sidewalk replacement and grinding project to be started by Joe and Tom. They will report back next meeting.

Next Meeting

- –Scheduled meeting 6:30 Wednesday April 25 at 1105 Huntington Lane

Adjourn: 7:30pm