

Huntington Trails Home Owner's Association  
Board Meeting Minutes  
6:30 PM Tuesday October 23, 2018  
1017 Wyndham Way

1. Meeting called to order and verified quorum at 6:38 pm

Attendees:

Tom Tracy – Vice President, Kathy Wilson – Treasurer, Russ Bowman – Secretary,  
Helen Renshaw – Director  
Joe Incorvia – President (excused)  
Ameritech Rep - Jim Mateka  
Homeowner Guest – Bruce Hadburg

2. Approved minutes as provided from September 26, 2018 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
  - YTD excess income \$168, and projecting \$1000 – 1500 excess at end of year
  - End of September Checking (Operating) balance \$25,059
  - Money Market (Reserves) total \$69,012
  - Past due Quarterly Fees total \$300 (2 units, 1 quarter)
- Deed restriction rounds - Jim Mateka of Ameritech
  - Still seeking Arch Com application for new roof installed at 1001 Chatham Ct.
  - Tree at right side of front elevation 904 Kingscote Ct still needs trimming.
- Architectural report - Jim Mateka & Kim
  - Arch Com application received for Pavers at 1028 Wyndham Way.
- Ponds report – Russ & Kathy
  - Pond conditions
    - Pond 1 – reduced floating algae, but lots of grass clippings in pond
    - Pond 2 – reduced submersed pond weeds, but increased floating algae (to be treated by GCLW)
    - Pond 3 – conditions improved over last year, in some areas lawn grass growing into pond (to be treated by GCLW)
  - Weddings Prop Mgmt will be advised by Jim Mateka to keep grass clippings out of community ponds (and off of community streets that drain to the ponds).
- Landscaping report – Tom
  - Greensprings tree status – City mulched around the new trees it provided and is currently controlling the new irrigation installed around those trees.
  - Mulch of interior islands, fertilization, weed control
    - Weddings currently placing fresh mulch at all community interior islands
    - Weddings currently providing fertilization, weed control and pest control on all community lawn areas
  - Lights/Electrical problem at Marshall Street entrance – Duke repaired faulty wiring to reestablish electric service and lighting.

- Manager's report - Ameritech Community Association Manager Jim Mateka
  - See *Manager's Report – October 2018* provided at meeting, and discussion elsewhere in these minutes.

#### 4. Continuing Business

- Fall Newsletter
  - Lisa Hinton prepared draft of community newsletter based on input from the board.
  - Upon final review *HUNTINGTON TRAILS* will be distributed to homeowners via email and posted to the community website.
- Wall painting status - Jim Mateka
  - Representatives of Dyco Paints and Ameri-Tech met on 10/4/18 to resolve perimeter wall painting issues.
  - Dyco issued letter on 10/7/18 addressing HOA concerns about the paint job.
  - Dyco will meet with P&R Pro Coatings (contractor) to review needed repairs.
  - P&R will have repairs complete within 30 days and Dyco will reinspect wall around 11/7/18.
  - When P&R successfully completes repair work an 80% payment will be made to P&R, with the contract balance paid 30 days later.
- Broken pipe near Pond 1
  - Weddings Prop Mgmt will repair and cap broken pipe.

#### 5. New Business

- Preparation for HOA Annual Meeting November 14, 2018
  - Jim Mateka handed out multiple copies of *HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION PROXY* form to Board members.
  - Each Board member will walk a portion of Huntington Trails and obtain at least 7 signed proxies as follows:
    - Kathy will walk Wyndham Way
    - Tom will walk Kingscote and Cheshire Courts
    - Helen will walk Huntington Lane
    - Russ will walk Wellington Way (north) and Chillum Court
    - Joe will walk Wellington Way (south) and Chatham Court

- 6. Next Meeting – Annual Meeting 6:30 Wednesday, November 14th at Safety Harbor Community Center, 650 9<sup>th</sup> Ave South, Rooms A & B

Meeting adjourned at 7:21