

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Wednesday September 26, 2018
Ameritech Property Management: 24701 US Hwy 19, Suite 102

1. Meeting called to order and verified quorum at 6:37 pm

Attendees:

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

2. Approved minutes as provided from August 22, 2018 Board meeting

3. Annual Budget workshop

- Kathy and Janice presented their respective 2019 budget recommendations for Board discussion and resolution item by item.
- Board approved resulting Proposed 2019 Budget unanimously. Quarterly unit maintenance fees will remain at \$150.

4. Reports

- Treasurer's report – Kathy Wilson
 - YTD excess income \$7762, and projecting \$2000 excess by end of year
 - End of August Checking (Operating) balance \$32,653
 - Money Market (Reserves) total \$67,872
 - Past due Quarterly Fees total \$1070
 - Some of other Huntingtons remain past due on invoiced common maintenance
- Deed restriction rounds - Jim Mateka of Ameritech
 - Second notice sent re Arch Com application for new roof installed at 1001 Chatham Ct.
 - Friendly reminder sent requesting removal of signage from front yard at 1116 Cheshire Ct.
 - Second notice sent requesting trimming of tree at right front elevation 904 Kingscote Ct.
- Architectural report - Jim Mateka & Kim
 - Arch Com applications received for exterior painting at 1029 Wyndham Way and 914 Kingscote Ct.
- Ponds report – Russ & Kathy
 - Pond condition
 - Pond 1 - excessive floating algae and significant accumulation of grass clippings
 - Pond 2 – increasing submersed pond weeds
 - Pond 3 – continued improved conditions
 - HOA's new landscaping contractor (Weddings Prop Mgmt) should be advised to keep grass clippings out of community ponds.

- Landscaping Report – Tom
 - Greensprings tree status & landscaping
 - City provided and had planted its recommended trees in the Greensprings islands. Huntington Trails HOA then had bubbler irrigation installed (by Charlie's Wells) around the new trees at City's request.
 - Board agreed to cleaning up and maintaining the islands at this time, but deferring planting of new landscaping until 2019.
 - Mulch – Board approved \$1800 for placing new mulch in the community's internal islands.
- Manager's report - Ameritech Community Association Manager Jim Mateka
 - See *Manager's Report – September 2018* provided at meeting, and discussion elsewhere in these minutes.

5. Continuing Business

- Newsletter – Fall newsletter items
 - Stop at stop signs, Sidewalk project, Wall painting, Street lights, Annual meeting, Grass in ponds
- Wall painting status - Jim Mateka
 - Onsite meeting of representatives of P&R Coatings, Dyco Paints, Huntington Trails Board and Ameritech (Jim & Phil Colettis) took place on 9/18/18 to attempt resolution of widespread paint peeling & blistering on perimeter wall.
 - A water-sealing type of Dyco paint was used in the recent painting as well as the previous painting 6 years ago. This traps moisture from the wall under the paint layer(s) and causes the peeling & blistering. (A better choice for the wall would be a paint that breathes and allows the moisture to escape.)
 - Payment to P&R Coatings has not been made pending resolution of the quality issues.
 - An additional meeting with Dyco Paints and Phil will be scheduled to resolve outstanding issues.
- Broken pipe near Pond 1

6. New Business

- None discussed

7. Next Meeting – 6:30 Wednesday October 24 at 1017 Wyndham Way (*date subsequently changed to Tuesday October 23*)

- Joe will be out of town so meeting will be at Kathy's home.

8. Annual Meeting – Jim reserved room at Safety Harbor Community Center for Annual Meeting on November 14, 2018

Meeting adjourned at 8:06