

Huntington Trails Home Owners Association
Board Meeting Minutes
6:30 PM Wednesday August 28, 2019
1006 Wyndham Way

1. Acting President Tracy called meeting to order and verified quorum at 6:33 pm

Attendees:

Tom Tracy – Vice President, Kathy Wilson – Treasurer, Russ Bowman – Secretary,
Helen Renshaw – Director
Ameritech Rep - Jenny Kidd

Excused: Joe Incorvia – President

2. Approved minutes of July 24, 2019 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
 - YTD (end July) Combined Net Income \$1,218; expect (\$11,000) exceedance by end of year.
 - Checking (Operating) balance \$29,869 (end July).
 - Reserves include \$30,580 (Money Market) and \$50,000 (CD).
 - A/R Over 60 days (8/28/19) is zero.
 - Implemented Treasurer's recommendation and Board action from last month: placed \$50,000 in CD earning 2.25% and \$30,580 in Money Market earning 1.14%.
- Manager's report – Jenny Kidd of Ameritech Community Management
 - Architectural review (from Jenny & Kim Geiss)
 - 1201 Wellington Way applied for new pool deck & was approved.
 - Deed restriction rounds/discussion
 - 1214 Huntington Ln – Response from Penny Hershey to 3rd (final) notice letter addressed only two (lawn weeds and wasps) of many documented issues. Board expressed concern other issues not acknowledged (house needing washed & painted, irrigation system leak needing fixed, pool deck needing deep cleaning, pool retaining wall & foundation/erosion into pond needing repair, front coach light needing reattachment, etc). Board in favor of proceeding to next step – letter from attorney. Jenny will follow up.
 - 1013 Wyndham Way – sent 2nd letter that trees along sidewalk/street need trimmed higher.
 - See also Jenny's Management Report & discussion elsewhere in these minutes.
- Ponds report – Russ & Kathy
 - Pond conditions – All 3 ponds have some floating algae & emergent vegetation accumulating around edges. Russ will ask GCLW to continue to address these issues.
 - Remove emergent grass along edge Pond 3 (status). Ryan wants to look at plant type(s) to determine if favorable to ecology of ponds or not, then treat/remove as appropriate.
 - Pond 2 outlet debris proposal status – fish grate has been removed. Russ explained to Mike Fineo's son Nick why this was done and answered his questions.
 - Noise from Pond 2 aerator compressor – GCLW researched quiet compressors and found better replacement compressor (quieter, more efficient, new 2-yr warranty). Ryan provided written proposal for same (\$703 including shipping, labor & tax), which was presented. Board voted 4-0 to approve and Tom signed, then given to Jenny for processing.

- Pond edge planting to keep out grass (consider edge planting not requiring mowing (like perennial peanut)) – Ryan is researching, will provide recommendation for trial on Pond 1. (Ryan was on 2-week vacation between July and this Board meetings)
- Landscaping Report – Tom
 - Monthly landscaping report – Art Finn (City Arborist) toured internal islands with Tom and observed we have a number of water oaks in various stages of decline that should be cut down, some sooner than others. Tom said landscape islands 2, 3 & 5 should be the next phase of improvement beginning in January.
 - Marshall entry paver install status – work was delayed due to heavy rains. Fermin has scheduled for next week.
 - Status on Greensprings Islands – Tom has \$3400 price from Fermin, needs 2 more bids to submit for 50% grant from City.
 - Tree trimming status – trees are all trimmed.

4. Continuing Business

- Fall Newsletter items
 - Street Signs
 - Landscape Islands
 - Other?
- Street Signs install schedule – will commence week of Sept 9.
- Web Master status – to be determined

5. New Business

- Wall Painting repair – Board discussed recent correspondence this subject and expressed view that P&R Pro Coatings and Dyco Paints provided a 5-year warranty of the wall painting project performed in 2018 at the time of project close-out and payment because of Board's expressed concerns about project preparation, labor and materials. In view of defects coming to light, Jenny will work with Phil Colettis to ensure these and future defects are corrected over the term of the warranty.

- 6. Next Meeting – Budget Workshop on Wednesday Sept 25, 2019 at 6:30 pm
Location: Ameritech Offices at 24701 US19N Suite 102, Clearwater

Meeting adjourned at 8:00