

Huntington Trails Home Owner's Association
Board Meeting Minutes
6:30 PM Thursday February 28, 2019
1105 Huntington Lane

1. Meeting called to order and verified quorum at 6:25 pm

Attendees:

Joe Incorvia – President, Tom Tracy – Vice President, Kathy Wilson – Treasurer,
Russ Bowman – Secretary
Ameritech Rep - Jenny Kidd

Excused: Helen Renshaw

2. Approved minutes as corrected from January 23, 2019 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
 - YTD (1/31/19) excess income \$7,783
 - End of January Checking (Operating) balance \$36,433
 - Money Market (Reserves) total \$73,573
 - Quarterly Fees A/R total \$2,850 (19 units)
 - 4 questionable invoices from Dunedin Electric – Jenny will resolve
 - Report accepted by Board
- Deed restriction rounds – Jenny Kidd of Ameritech
 - Application for new roof required 1001 Chatham Ct
 - Tree needs trimmed at 904 Kingscote Ct
- Architectural report – Jenny Kidd & Kim
 - Request for paint received from 1116 Huntington Ln
- Ponds report – Russ & Kathy
 - Pond conditions – conditions good in Ponds 1 and 3. Pond 2 starting to accumulate floating algae. Russ working with Gulf Coast Lakes & Wetlands to stay ahead of issues.
 - Assessment of pond outlet debris containment boom and noise from pond aerator compressor on Pond 2 – Russ shared info with Ryan at GCLW. Ryan investigating optimal solutions for both issues. Russ meeting with Ryan next week to review progress.
- Landscaping report – Tom
 - Greensprings Islands
 - City continues to control irrigation of new trees planted in islands.
 - Other Huntingtons have not agreed to contribute to additional landscaping.
 - We're therefore just cutting the grass at this time.
 - Mulch of interior islands, fertilization, weed control – now being done by Greenscape (see below).

- Greenscape Lawncare & Landscaping status – New contract has been signed with Greenscape to take over for Weddings. Board ratified contract by unanimous vote.
- Island #4 (S end of Wellington Way) irrigation status – Tom has coordinated with City. We need to hire appropriate licensed contractor (suitable to City) to pull permit, tap water main in island, run service line to meter, and oversee related work. Jenny to contact plumber for work coordination.
- Manager's report - Ameritech Community Association Manager Jenny Kidd
 - See Management Report provided at meeting and discussion elsewhere these minutes.

4. Continuing Business

- Summer Newsletter items
 - Pictures of Holiday Party
 - Reminder – Clean up after your pets
 - Reminder - Stop at Stop signs
 - Introduce Jenny Kidd

5. New Business - none

6. Next Meeting – 6:30 Wednesday March 27 at 1105 Huntington Lane

Meeting adjourned at 7:32