

Huntington Trails Home Owners Association  
Board Meeting Minutes  
6:30 PM Wednesday March 27, 2019  
1105 Huntington Lane

1. President called meeting to order and verified quorum at 6:30 pm

Attendees:

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

2. Approved minutes as written from February 28, 2019 Board meeting

3. Reports

- Treasurer's report – Kathy Wilson
  - YTD (end Feb) Net Income gain \$4959
  - Checking (Operating) balance \$33,609
  - Money Market (Reserves) total \$74,741
  - Quarterly Fees A/R total \$2,250 (15 units, none over 60 days)
  - Dunedin Electric refund received
- Manager's report – Jenny Kidd of Ameritech Community Management
  - Deed restriction rounds/discussion
    - Nothing this month
  - Architectural report from Jenny Kidd & Kim Geiss
    - 1111 Chatham Ct submitted request for new roof. Approved and notified by Kim 3/18.
    - Procedure status – Kim and Jenney correspond to remain informed.
  - Fire hydrant painting – Jenny reported fire hydrant condition to City. Painting of hydrants begun by City last week.
- Ponds report – Russ & Kathy
  - Pond conditions – Condition good in Pond 1. Pond 2 has significant submersed pond weed treated last week. Pond 2 and 3 both have significant floating algae. GCLW will re-treat this week.
  - GCLW recommends stocking ponds with tilapia and provided proposal (\$588.50). Tilapia eat algae and don't require permit. Board approved proposal unanimously. President Incorvia signed proposal, which was then provided to Jenny.
  - Assessment of pond outlet debris containment boom – GCLW recommends 2 different skimmer concepts (supplier drawings shared at meeting) as optimal solutions for debris management. Jenny also shared picture of skimmer attached to outlet structure at one of her other properties that works well. Russ will work with GCLW to formalize proposal for next meeting. Russ will communicate proposed solution to Mike Fineo.
  - Noise from pond aerator compressor on Pond 2 – GCLW to install rubber pad between compressor cabinet and mounting post. If noise not reduced will continue exploring options.

- Landscaping report – Tom
  - Greenscape Lawncare has mulched interior islands, applied fertilizer and weed control at all common areas, and fixed irrigation system in areas needing repair.
  - Marshall Island rutting (repaired by Fermin in January) has returned. Tom recommended large landscaping rocks placed to discourage short-cutting intersection island. After some discussion, Helen offered alternative of installing pavers in area of rutting and nose of island. After further discussion most of Board preferred paver solution mounded/raised toward center point of radius. Tom will work with Fermin to develop proposal.
  - Island #4 (S end Wellington Way) irrigation status – Jenny made contact with City re requirements. She will visit City next week to pay for and obtain right of way permit.

#### 4. Continuing Business

- Spring Newsletter items
  - Pictures of Holiday Party
  - Reminder – Clean up after your pets
  - Reminder - Stop at Stop signs
  - New Manager introduction
  - Stocked Fish in Ponds

#### 5. New Business

- Street signs – a number of our street signs are faded and need replacement. Trace recently upgraded their street signs and they look nice. Jenny will explore some options and come back to Board with pricing info.

#### 6. Next Meeting – Wednesday April 24, 2019 at 6:30 pm, 1105 Huntington Lane

Meeting adjourned at 7:43