

Huntington Trails Home Owners Association
Board Meeting Minutes
6:30 PM Wednesday September 25, 2019
Ameritech 24701 US19N (Service Rd) Suite 102

1. President Incorvia called meeting to order and verified quorum at 6:40 pm

Attendees:

Joe Incorvia – President, Kathy Wilson – Treasurer, Russ Bowman – Secretary,
Helen Renshaw – Director
Ameritech Reps – Jenny Kidd, Janice

Excused: Tom Tracy – Vice President

2. Approved minutes of Aug 28, 2019 Board meeting

3. Budget Workshop for 2020 (Primary purpose of this meeting)

- Kathy and Jenny/Janice presented their respective 2020 budget recommendations for Board discussion and resolution item by item.
- Board approved resulting Proposed 2020 Budget unanimously. Quarterly unit maintenance fees will increase to \$165.

4. Reports

- Treasurer's report – Kathy Wilson
 - YTD (end August) Combined Net Income (\$1,439)
 - Checking (Operating) balance \$27,212
 - Reserves include \$31,751 (Money Market) and \$50,000 (CD)
 - A/R Over 60 days is \$750 (8/31/19)
- Manager's report – Jenny Kidd of Ameritech Community Management
 - Architectural review (from Jenny & Kim Geiss)
 - None this month
 - Deed restriction rounds/discussion
 - 1214 Huntington Ln - Attorney letter sent to Hersheys. Have seen some improvement. Deadline for all identified repairs is 10/4/19.
 - Homeowners Annual & Budget meeting scheduled for 11/13/19 at 6:30 pm at Safety Harbor Community Center on 9th Ave S.
 - See also Jenny's Management Report & discussion elsewhere in these minutes.
- Ponds report – Russ & Kathy
 - Pond conditions – Pond 3 still bad. Ponds 1 and 3 not great. GCLW will treat all 3 ponds again this Friday. GCLW just hired experienced (16 yrs) pond guy (Matt Gold) to oversee Pinellas County & help train Alex (our new tech/applicator).
 - Remove emergent grass along edge of Pond 3 – Was selectively treated & bad vegetation has died off (which provides nutrients for rapid growth of algae & other vegetation).

- Noise from aerator compressor on Pond 2 – GCLW proposal approved & signed at August Board meeting & returned to them. GCLW expects to receive new compressor this week & have it installed within a week. They will also look at damaged Pond 3 pole-mounted compressor cabinet to repair/replace when out for Pond 2.
- Pond edge planting to keep out grass – Ryan will forward recommendations from his landscaper.
- Landscaping Report – Tom (thru Joe)
 - Monthly landscaping report – 2020 plan & budget includes irrigating & landscaping 2 additional internal islands.
 - Marshall entry paver install status – not discussed
 - Status on Green Springs Islands – new approach is landscaped noses (2) at north and south approach to intersection with Huntington Lane as components of grant application to City. Cost included in 2020 budget.

5. Continuing Business

- Fall Newsletter items
 - Street Signs
 - Landscape Islands
 - Other?
- Street signs – project complete and all pleased with job
- Web Master status – John Racine is back
- Wall Painting repair – Phil Colettis/Ameritech working to enforce 5 year warranty (labor & materials) provided by Dyco/Sun Paints & Coatings and P&R Pro Coatings at project close-out and payment in November 2018.

6. New Business – None discussed

7. Next Meeting – 6:30 Wednesday Oct 23, 2019 at 1105 Huntington Ln

Meeting adjourned at 8:00