

Huntington Trails Homeowners Association
Budget Meeting, Annual Meeting and Board Organizational Meeting
6:30 PM Wednesday November 18, 2020
Held in Wyndham Way Cul de Sac

Minutes

Budget Meeting

Meeting called to order at 6:48 pm by President Renshaw

Board members in attendance:

Joe Incorvia – Secretary, Kathy Wilson – Treasurer, John Racine– Director,
Helen Renshaw – President
Tom Tracy – Vice President
Ameritech Rep – Jennifer Kidd

1. Jennifer Kidd certified Quorum of the Board and Membership:17 present and 62 Proxies
2. 2020 Annual Budget
 - HOA dues are going up \$20 per quarter to \$185.
 - Capital Reserve accounts are fully funded except the Pond Reserve.
 - 2021 is the first year for a pond reserve.
 - Ponds are for storm water control and environmental protection
 - They are State mandated for all post 1980 development
 - The ponds are nearing the end of their useful life.
 - Much work will be needed to control erosion, algae and maintain sufficient functional depth
 - Increase in dues to improve community landscaping, tree trimming, establish Pond Reserve and maintain aging infrastructure.
 - Need for new or repaired entry signage is recognized. It is not budgeted but serious attempt to make repairs is contemplated
 - Kathy reported that our pond management company, Gulf Coast Lakes and Wetlands, recommends budgeting \$217K for bank repairs and \$189K for pond dredging in the next 10 years. The Board is committed to seeking other options to extend the pond life prior to electing major reconstruction. The Board is consulting with the County and City to explore funding options and shared expertise. No such budgeting levels is being provided in the short term.
 - Motion/second to approve Budget, passed unanimously.
3. Budget Meeting adjourned at 7:11

Annual Membership Meeting

1. Meeting called to order at 7:12 by President Renshaw
2. Jenny Kidd of Ameritech provided Proof of Notice of the meeting

3. Jenny Kidd certified Proxies and Quorum of the Membership
 - 79 Members in attendance via persons or by proxies
4. Members waived reading of Minutes of the last Annual Members meeting
5. Election of New Directors
 - John Racine is retiring from the Board
 - Joe, Kathy, and Tom are willing to serve next year
 - Bruce Hadburg volunteered from the floor to take the vacant Board seat.
 - A second resident, James O'Hare volunteered to take a Board seat, replacing Helen Renshaw
 - Motion/second to approve slate of candidate Board directors by acclamation, passed unanimously.
6. 2020 resident discussion
 - Board member Joe Incorvia restated his conflict of interest and will not vote on any action associated with the property at 1212 Huntington Lane
 - Residents expressed satisfaction with new landscaper, landscaping on Green Springs and efforts to irrigate additional internal landscape islands.
 - Residents expressed concern about the condition of the entry signage on Huntington Lane
 - Residents expressed concern about the ability of the storm water ponds to prevent flood in large storm
 - 1022 Wyndham Way is having drainage problems where the drain hole is located in the wall that appears to be on the outside of the wall. Tom Tracy stated he will have our landscaper check it and address.
7. Announcements
 - Helen Renshaw will continue handling entry decorations. Our annual cul de sac holiday party will be suspended in 2020 due to COVID pandemic. Hopefully, the tradition will resume in 2021.
 - Tom Tracy announced that the City will take over maintenance of the Green Spring entrance at Enterprise. The City plans to remove the pavers that are sinking and will replace them with colored decorative stamped concrete. Tracy to check with City to allow the HOA an opportunity to advise on color selection
8. Annual Membership Meeting adjourned at 7:55

Board of Directors Organizational Meeting

1. Meeting called to order at 7:56 by Jenny Kidd
2. Officer Appointments for 2021
 - President – Joe Incorvia
 - Vice President – Tom Tracy
 - Treasurer – Kathy Wilson
 - Secretary – James O'Hare
 - Director – Bruce Hadburg
3. 2021 Board Meetings will occur at 6:30 PM on the 4th Wednesday of month
4. No Board meeting this December

5. Treasurer Kathy Wilson suggested that the spray aerator in pond one not be ordered until January due to limited cash flow. Board concurred.
6. Organizational Meeting adjourned at 8:15