

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION MINUTES OF MONTHLY BOARD MEETING

Date: June 22,, 2022

Locations: Via ZOOM and Telephone

Tom Tracy called the meeting to order at 6:03 PM.

Present:

- Tom Tracy – President
- Beverly Bokovitz – Vice President
- Bruce Hadburg – Treasurer
- Terri Haggerty – Director
- Robert Heldorfer – Member, Pond Committee
- Jenny Kidd – Ameri-Tech Representative via Zoom

Absent:

- Joell Tulley – Secretary. Excused Absence – Chris's Mother passed away.

Quorum:

- A quorum was confirmed – 4 of 5 Members Present

Minutes from May, 2022 Meeting

Beverly made a motion to approve the minutes as written. Tom seconded the motion. Motion passed: 4-0.

Reports:

Treasurer's Report: Bruce listed the income, operating account and reserve account balances, delinquent assessments, and reimbursement from Safety Harbor

Operating expenses are \$9,650 less than operating expenses. Monthly deposits to Reserve Accounts remain at \$2,006.99. Bruce provided a copy of his Treasurer's Report which becomes part of these minutes.

Manager's Report: Jenny provided copies of letters to be sent to homeowners for violations of buildings and grounds community standards. Jenny provided a copy of her Manager's Report which becomes part of these minutes.

Pond Committee Report: According to Robert, Ponds 2 and 3, despite a slow decrease in the amount of algae, continue to show a lot of algae, especially Pond 2. A corporate reorganization at Solitude resulted in changed management responsibilities. Solitude management has not come to our property between scheduled treatments to address the amount of algae. Robert reviewed the contract; Solitude works on a monthly basis. Bruce made a motion, seconded by Beverly, to approve and pay for a second treatment during July, August, and September to remediate the buildup of algae. Motion passed 4-0.

Landscape Committee: Tom had nothing new to report.

Old Business: Jenny provided a bid from Pivotal Signs to replace the "No Thru Traffic" and "No Soliciting" signs at each entrance for a total cost of \$1,123.50. Bruce made a motion, seconded by Terri, to approve this contract. Motion passed 4-0.

New Business: The issue of repairs to the curbs in Huntington Trails remains. Jenny secured a quote for \$3,903 to repair one section of curb in Wyndham Way. The Board unanimously felt this was extremely expensive. Further action was tabled. It was then suggested that Jenny try to find a good general contractor who may be able to do this type of repairs.

Regarding non-payment of assessments by Unit 24, Bruce made a motion, seconded by Terri, for the attorney to send a letter to the homeowner. Motion passed 4-0.

Jenny will contact the City of Safety Harbor and reserve a room at the Recreation Center for the Annual Meeting.

Jenny sent Board members a checklist of possible insurance coverage available to the HOA. Tom indicated we do not have a timely estimate of the costs to repair or replace the wall. Tom asked Jenny to ask Mott Construction to get an estimate. Mott is the vendor hired by Huntington to repair their wall that was damaged by an automobile.

Robert received information from four sources that said the HOA is responsible if an accident should occur at pond banks that are not graded to 25 percent or less. The Board discussed having the attorney verify this. Jenny offered to instead contact our insurance agent since this is ultimately an insurance-related issue. (Thank you, Jenny!)

Upcoming Meetings: No meeting in July. The next meeting will be Wednesday, August 24th, at 6:00 PM at 1006 Wyndham Way and via Zoom. The budget meeting will be held at 6:00 PM on September 14th at Ameri-Tech office on US Highway 19 North. The Annual Meeting will be held November 16th at 6:30 at the Safety Harbor Recreation Center on Ninth Avenue South.

Respectfully submitted,

Bruce Hadburg