

Board Meeting Notes
6:00 PM Wednesday October 19, 2022
Meeting location – 1006 Wyndham Way & via Zoom

Tom Tracy called the meeting to order at 6:00 PM

1. Call to order and verify quorum.

Tom Tracy – President
Beverly Bokovitz – Vice President
Bruce Hadburg – Treasurer
Joell Tulley – Secretary
Terri Haggerty – Director
Robert Heldorfer-Pond Liaison
Ameritech Rep. Jenny Kidd

2. Meeting Minutes Approval Bruce made a motion to approve minutes as written. Beverly seconded the motion. Motion passed 4-0

3. Reports:

- Treasurer's Report –Bruce Hadburg listed the income, operating account and reserve account balances, and delinquent assessments.
 - Tom made a motion to approve cancel existing CD at Truist and get a refund to reinvest at United or Flagship and Bruce seconded this motion. Motion passed 4-0.
 - Bruce provided a copy of his Treasurers Report which becomes part of these minutes.
- Manager's report: Ameritech Community Association/Jenny Kidd
 - Deed restriction rounds/discussion – Foreclosure December 13th (lien has been filed to date)
 - Violation notices discussed
 - Architectural report: report from Jenny Kidd & Kim Geiss (2 requests filed and approved)
 - Jenny provided a copy of her Managers Report which becomes part of these minutes
- Pond's report:- Bruce Hadburg and Robert Heldorfer (Pond Committee)
 - Overall Condition of ponds: Pond 1 OK. Pond 2 and pond 3 are looking much better.
 - Action: American Ecosystems completed the initial treatment of our ponds per contract. This treatment removed any invasive plants from the edges of the pond.
 - Pond treatments are tentatively scheduled for second week of each month.
 - Robert and Bruce submitted a copy of their Pond Management Committee Report which becomes part of these minutes.
- Landscaping Report – Tom
 - Status on Islands landscaping – Fuhrman was contracted and completed debris removal prior to Hurricane Ian.

4. Old Business:

- storm sewer repairs 1214 Huntington Lane -Jenny provided 3 bids. A motion was made by Tom to contract with GA Nichols and Bruce seconded motion. Motion passed 4-0.
- Concrete repair of broken curb has been completed.
- Foreclosure on Unit #41 to be completed on December 13th. The lien has been filed to date.

5. New business:

- New Budget discussion for upcoming fiscal year
- Preparation for annual meeting next month. HOA is required to have 30% of their homeowners in attendance. 38 Proxy's or 38 members required to attend.
- Discussion on storm aftermath and repairs – Justin Ernst has been contracted to reinstall the street sign.

Next Meeting: Annual Meeting November 16th 6:30pm
Location: Safety Harbor Community Center 650 9th Ave S.

Bruce made a Motion to Ajourne and Beverly made a motion to second. Motion passed 4-0.

Closed Session: Discussion on Legal Matters and attorney interaction

Motion was made by Tom Tracy and seconded by Bruce Hadburg to not take any further legal action at this time against homeowner on Chillum Court. If communications continue from homeowner to the HOA then HOA will engage lawyer to initiate a restraining offer against the homeowner and include that legal fees be recouped. Motion passed 3-1.