

Board Meeting Minutes:
6:00 PM Wednesday October 11, 2023
Meeting location – 1006 Wyndham Way & via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/81462617520?pwd=N2FXcDZXckNUUk10VkNyYzFKRzBLdz09>

Meeting ID: 814 6261 7520

Passcode: 284600

1. Call to order and verify quorum.
Tom Tracy – President
Terri Haggerty– Vice President
Bruce Hadburg – Treasurer
Joe Incorvia – Secretary
Joe Cortese – Director
Robert Helderfer-Pond Liaison : not in attendance
Ameritech Rep. Jenny Kidd
Kim Geiss – Architectural Committee : not in attendance
15 residents in attendance in person or via Zoom
2. Approval of minutes from Board Meeting September 6. 2023: approved
3. Reports:
 - Treasurer’s report – Bruce Hadburg
 - Report attached. The HOA is on budget for 2023. One property delinquent.
 - Manager’s report: Ameritech Community Association
 - Deed restriction rounds/discussion - Jenny Kidd of Ameritech
 - Violation notices – one, corrective action is scheduled
 - Architectural report: report from Jenny Kidd & Kim Geiss
 - Two roof replacements approved.
 - Pond’s report: - Bruce Hadburg and Robert Helderfer (Pond Committee)
 - Update on ponds: Bruce and Robert are completing Pond Analysis and recommendations report and will share said report with Pond residents.
 - Update on using microbes for muck abatement. Pond management company has advised that use of microbes to reduce muck is ineffective.
 - Huntington Trace pond sludge removal was undertaken by two adjacent homeowners at a cost of approximately \$20K.
 - Individual adjacent homeowners own the Huntington Trails pond property, the HOA has an easement to maintain water flow & quality.
 - Update on invasive snails in Estates Pond.: The City, County and State are aware of the infestation.
 - Landscaping Report – Tom
 - Status on Islands landscaping
 - Enterprise entry cleaned up, sick palms removed, Chillum Island landscape improved

- Update on Island lights upgrade:
 - Old lights were replaced with LED,

4. Old Business:

- Update (Jenny) on Painting Quotes for wall: awaiting additional quotes
- Update on sign letter painting (Bruce)
 - Most residents in attendance expressed dislike for the new entry sign letter paint and concern about inadequate communications. The board expressed a willingness to repaint the sign letters. President Tracy appointed a committee (Helen Renshaw and Shauna Randolph) to coordinate agreement on a new letter color for submission to Board and acceptance at Annual Meeting
 - Post meeting note of 10-12-23: The day following the regular Board meeting, the Special Committee on sign letter colors submitted a specific sign color recommendation. President Tom Tracy polled Board members by phone about accepting the new letter color and to authorize repainting. The board approved and the repainting was authorized.

5. New business:

- Update on Date, location and notices for Annual meeting
 - Annual meeting will be Thursday November 16 at Safety Harbor Community Center
- Discussion on obtaining proxies for annual meeting quorum
 - In the likely event that additional proxies are need for Annual Meeting.
 - Terry will collect proxies on Wyndham Way
 - Joe Cortese will collect proxies on Huntington
 - Bruce will collect proxies on Kingscote & Chatham
 - Joe Incorvia will collect proxies on Chillum
 - It usually takes collecting 4 proxies per Board member to assure a quorum.
- Annual HOA Food drive will be Saturday November 18
- Annual HOA Holiday Party is scheduled for December 9

Next Meeting: Annual Board Meeting Nov 16, 2023 6:30pm
 Location: Safety Harbor Community Center 650 9th Ave S. Safety Harbor

Adjourn