

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

**Join Zoom Meeting:** <https://us02web.zoom.us/j/88285014047?pwd=U2F3aDc3Y1lCY3lEcU2SlZDZVBOUT09>

**Meeting ID:** 882 8501 4047

**Passcode:** 057524

1. Call to order and verify quorum. 6:03  
Tom Tracy – President  
Terri Haggerty– Vice President  
Bruce Hadburg – Treasurer  
Joe Incorvia – Secretary  
Joe Cortese – Director  
Robert Heldorfer-Pond Liaison -not in attendance  
Ameritech Rep. Jenny Kidd  
In attendance via Zoom were residents Daniel Renault and Stephen Barbari
2. Approval of minutes from Board Meeting November 16, 2022: minutes were not available to approve
3. Reports:
  - Treasurer's report – Bruce Hadburg
    - Reserve account balance \$129,257. Board authorized \$50,000 CD being transferred from Truist Bank to Bank United to obtain a better interest rate. Anticipating getting about 4% interest.
    - 2023 Operating budget \$93,083. Finances are sound and on budget.
  - Manager's report: Ameritech Community Association
    - Deed restriction rounds/discussion - Jenny Kidd of Ameritech- new inspections will be done in January
    - Violation notices – a status update was provided
    - Architectural report: report from Jenny Kidd & Kim Geiss.
      - Three projects were approved including a house painting, a new roof and fence installation.
  - Pond's report:- Bruce Hadburg and Robert Heldorfer (Pond Committee)
    - Update on ponds
      - Pond appearance has improved. Treated for algae and duck weed on January 11
  - Landscaping Report – Tom
    - Status on Islands landscaping: Approved \$300 for island #4 re-landscaping by Greenspace
    - Quote for annual tree trimming; Approved \$4,100 by Proper Cut Tree Care. Jenny to do email blast advising residents that vendor is available to also do their private trees and to call Proper Cut.
    - Quote for mulching – approved \$1975 for pine bark mulch installed by Greenspace on 6 islands

#### 4. Old Business:

- Update (Jenny) on foreclosure Unit #41:
  - Foreclosure completed and the unit has a new corporate owner
  - HOA only got one year of back dues due to limitations in state law. Excess dues owed to be written off per state law.
- Update on sign replacement Marshall Street Entrance
  - Foresite signs proposal to replace the sign \$1407. Board wants to evaluate further. Joe to contact the City about supplying the street signs for attachment to the pole. Board to arrange for email approval of final bid after questions have been answered.

#### 5. New business:

- Discussion on communicating Architectural decisions to homeowners.
  - Improvement is needed. Residents are not getting timely notice.
- Board approval of 1208 Huntington Pond Erosion project. The Board approved the erosion control project at 1208 Huntington. The project work was engineered by Reuben Clarson Marine Engineering and permitted through the City of Safety Harbor
- Discussion of scheduling a September board meeting to set budget for 2024.
  - Board meeting have been scheduled for:
    - Sept. 6 for annual budget prep
    - October 11 for Annual meeting prep
    - November 15 the entire HOA for its Annual meeting and Budget approval.
      - Jennifer to contact City to reserve Community room
- Has transfer of web site to Ameritech control been completed. Not yet.
- Training/orientation for new board members. Joe Cortese to advise Jenny of his preferred training date.

Next Meeting: Board Meeting April 26, 2023 6:00pm  
Location: 1006 Wyndham Way

Adjourn : 7 :11 PM