

Board Meeting Minutes:
6:00 PM Wednesday July 26, 2023
Meeting location – 1005 Wyndham Way

Join Zoom Meeting: <https://us02web.zoom.us/j/89902534091?pwd=djUxOW12aVI3NHZNYXhQUXBKV211UT09>
Passcode: 938031

1. Call to order at 6:05 PM and all Board members present for a quorum.
Tom Tracy – President
Terri Haggerty– Vice President
Bruce Hadburg – Treasurer
Joe Incorvia – Secretary
Joe Cortese – Director
Robert Heldorfer- Pond Liaison – not present
Ameritech Rep. Jenny Kidd
Kim Geiss – Architectural Committee
2. Approval of minutes from Board Meeting April 26, 2023: Approved
3. Reports:
 - Treasurer’s report – Bruce Hadburg
 - Report attached
 - Operating account balance: \$22,655,
 - Reserve account balance: \$141,918
 - Currently on budget with no financial concerns
 - All resident HOA dues accounts are up to date
 - Manager’s report: Ameritech Community Association
 - Deed restriction rounds/discussion - Jenny Kidd of Ameritech
 - Violation notices were sent
 - Architectural report: report from Jenny Kidd & Kim Geiss: 6 home improvement projects approved.
 - New Ameritech Accountant for HT: Mary Cressman
 - Pond’s report:- Bruce Hadburg and Robert Heldorfer (Pond Committee)
 - Update on ponds: Ponds 2&3 having summer algae problems.
 - Terri Haggerty to contact Dan from the Pond Mgmt company to determine the best way of advising them of community pond problems. Terri to include Joe Cortese in the loop for reporting problems on pond 2.
 - Landscaping Report – Tom
 - Update on Green Springs tree replacement: The City has removed the 5 sick trees on the Green Springs Island and replaced with 3 new trees.
 - Some additional landscaping may be needed where removed trees have not been replaced
 - Board members will evaluate if landscaping is need and can qualify for City grants.
 - Kim expressed concern about overgrowth along Green Springs going toward Enterprise. Tom will instruct Ferrmin to trim.
 - Bruce expressed concern about overgrowth on Huntington Ln entry island from Green Springs

- Jenny to contact Landscape companies to suggest landscaping recommendations

4. Old Business:

- Update on sign replacement Marshall Street Entrance- installed and complete
- Update on 1205 Huntington Lane sidewalk/driveway repairs- repairs completed

5. New business:

- Update on Web site directory changes- completed
- Preparation for budget sessions next meeting
- Search for new board members for next year- Tom to arrange for sandwich board notice seeking Board member interest and list Jenn email for more information.
- Discussion of issuing payment books to new residences after closing.
- Kim expressed desire for more funds in future budget for updating signage
- Kim expressed concern about Enterprise Entry landscape conditions,
- Kim expressed concern about exposed pipe south of entry wall
- Kim expressed concern about the visual condition of the metal fence and Enterprise entrance. Jenn to get quote for a spruce up. Clean, paint, replace?
- Kim expressed concern about structural problems with the HOA Wall.
 - The wall reserve funds was increased to include repairs along with the next painting. Jenn to seek evaluation by painting and wall repair firms as to what is needed to be done and potential cost.
- Bulk Cable Contract & Right of Way Agreements: Jenn will have Bob Kelly from Ameritech contact Joe Contese about potential benefits to Huntington Trails. Joe will follow up to see what would be required

Next Meeting: Board Meeting September 6, 2023 6:00pm (Budget Workshop)
Location: Ameritech Offices 24701 US 19 N. Suite 102, Clearwater

Meeting Adjourned : 7 :41PM