

Board Meeting Minutes

Topic: Huntington Trails

Date/Time: November 26, 2024, at 6:00 PM

**Location: 801 2nd St N, Suite A
Safety Harbor, FL 34695**

1. Call to order at 6:00pm and verified quorum for the budget.
Nicole Dommer – President - present
Terri Haggerty – Vice President - present
Cindy Borrego - Secretary - present
Joe Cortese – Director
Ameritech Rep. Jenny Kidd - present
Kim Geiss – Architectural Committee
Questions:
Painting wall repair is part of that to handle repairs of rusted areas - yes
Drainage and stormwater for work that is needed on the ponds – yes
No other questions
Motion to approve 2025 budget, Nicole motioned to approve, Terri seconded
And we have 45 proxies that approved the budget
2. Annual Meeting Agenda – call to order
Jenny Kidd was appointed as chairperson for the meeting.
Proof of notice was sent – had to be resent for location and date change.
Establish a quorum – we had 47 present by proxy or in person.
Distributed minutes of last year's Members Meeting, we waived the reading of the minutes, Nicole approved, and Terri seconded.
3. Election of new directors
Terri turned in an intent to continue on the board.
Nicole told me verbally she wants to continue on the board.
Call for nominations from the floor.
Cindy will also continue.
3 is a quorum and all 3 have to be in attendance to approve anything.
Joe Cortese – did not send an intent to be on the board.
The board can appoint anyone later
Nominations are closed.
New board: Nicole - President, Terri - VP, Cindy - Secretary.
4. Open forum
Storm update wind river came cleaned out drains in our division. Wind river came out before hurricane Debbie. Inspection came between Debbie and Helene. They inspected and 7 out of 47 needed cleaning out. The effect of Mullet creek has

more to do with Trace. We are getting the report from the city on drainage. Is it possible to meet with other boards in our community.

Timeline:

7-27-24 – Rain event caused significant flooding from H-Trace at Huntington Ln and Green Springs Dr. into pond 1. The intersection was closed to traffic for several hours.

8-2-24 – Wind River Environmental – flushed the drain between ponds 1 & 2 to help with water flow for upcoming hurricane Debby.

8-5-24 – Hurricane Debby – H-Trace pond overflowed onto Green Springs and Huntington closing the road and into pond 1, all pond levels were high and spilling into yards.

8-8-24 – Meeting at pond 1 with board, residents, etc.

8-28-24 – City Commission meeting about Mullet creek and flooding.

9-5-24 Wind River – Inspected all drains within Huntington Trails and found issue with 7 drains.

9-26-24 Hurricane Helene – storm surge, street flooding including Huntington and Green Springs

10-3-24 Wind River – cleared the 7 drains from inspection on 9-5-24

10-9-24 Hurricane Milton – rainfall, flooding in streets and in two homes on 1001 and 1002 Chatham, no power for 4 days.

Pond 1 flows to pond 2 and into preserve to the east of Chillum. Pond 3 flows under Wyndham, under Marshall into preserves south of Huntington Trails. Trace is not supposed to drain into Trails.

The subdivision on enterprise across from The Huntington's flooding into The Huntington's, which floods into H Trace, which has flooded into H Trails. The 4 stormwater drains at Green Springs and Huntington all flow into our Pond 1. The owner of that subdivision has been cited, the wall was down, and The Huntington's and Trace are working with Wind River and City of SH to determine next steps.

Huntington Trails storm system is functioning the way it was designed, but it was never designed to handle water from The Huntington's and Trace based on drawings from the city. We are waiting for the City's inspection report.

Waiting on as built from the city. Mullet and Bishop creeks need maintenance.

Discussion with Juan to possibly clean out or dredge but have to have as built and inspection reports. Our ponds have never been dredged. HOA cannot work on private property, there are limits as to what the HOA can do. The board will determine the next steps to take based on the cities report and suggestions from Wind River.

5. Community Garage Sale – we would love to have one, but the community decided they did not want it due to traffic.
6. Is wall repairs and painting coming up – yes in 2025.

7. Cable contract – Jenny has someone that can come to our January meeting to discuss the options. Bulk or right of entry which is exclusive marketing rights to the community. We need more information.
8. Landscape companies – plants at entries – do not plant annuals that die, shrubs behind Marshall and Huntington keep dying (replaced several times over the years), palms need to be trimmed. Maybe add shrubs at Huntington and Green Springs. The pump for sprinkler system was replaced 11-25-24 that takes care of the irrigation along Green Springs and Marshall. Is sprinkler system covering the entire path of Green Springs and Marshall
9. Pond bubbler in pond 2 is broken, needs to be replaced with a quiet pump.
10. Nicole stated she is happy to hear if there are issues. I can't fix issues if I don't know about them.
11. Holiday party is December 14th from 5:00 – 8:00pm at two locations.
12. Web Access to a new portal we will have an app in March that will allow us to broadcast email, text messaging, and push notifications will have a resident portal app that can be used on our phone. Architectural requests can be sent through the app. Work orders can be sent through the app. This information should be on the front page of our website.
13. Adjourned at 7:12pm.

Next Meeting: January 21, 2025
 1024 Wyndham Way