

Board Meeting Minutes

Topic: Huntington Trails

Date/Time: July 24, 2024, at 6:00 PM

Location: 1024 Wyndham Way and Zoom

Coastal Insurance Presentation.

- Property, Commercial General Liability and Crime Premium
 - o Property for association owned property \$260,000. \$250,000 for wall and \$10,000 for entry signs. The board should get a line itemed appraisal or contractor to quote replacement of the signs and retaining walls. Is the Huntington Trails Board responsible for insuring the sign at Green Springs and Enterprise? Is it insured or who owns that land. We cannot insure it if we don't own it. See pictures below. Pinellas county dividers for the first sign as you turn into the Huntington's.
 - o General Liability – bodily injury or property damage, includes non-owned auto coverage. \$1,000,000 occurrence per claim and \$2,000,000 aggregate for the policy annual term. Includes hired and non-owned auto coverage if conducting HOA business.
 - o Crime – protects funds/dues collected. (Currently we have \$220,288 in Assets and have \$150,000 limit with \$1000 deductible) this should be increased to \$250,000?
 - o Umbrella coverage Coastal Insurance will quote this?
- Directors and Officers Premium
 - o Covers decisions the board is making on behalf of the association.
 - o Broke out to separate policy for lower costs.

Total Premium = \$8987.50 for everything which is under budget.

Did any changes occur?

1. 5:50pm called to order and verify quorum
Nicole Dommer – President - present
Terri Haggerty – Vice President - present
Cindy Borrego - Secretary - present
Joe Cortese – Director - present
Ameritech Rep. Jenny Kidd - present
Kim Geiss – Architectural Committee
2. Approval of minutes from Board Meeting 4-23-2024
Approved by
Second by
3. Reports:
 - o Treasurer's report – income, operating funds, reserves, delinquent assessments.
 - See attached Financial Report
 - \$28,697.66 in the operating account as of June 30th 2024
 - Received \$70,134.84 in revenue
 - Spent a total of \$60,260.74
 - \$177,789.08 in reserves
 - \$775 in delinquent fees
 - \$11,134.88 in prepaid fees

- CD renewed in March for .10% Nicole and Terri went to bank, they can offer 5.10%, it will cost \$15 to close the account and set up a new account. This would earn more interest than the cost.
- Manager's report: Ameritech Community Association
 - Deed restriction rounds/discussion - Jenny Kidd of Ameritech
 - Violation notices have been sent
 - Architectural report: report from Jenny Kidd & Kim Geiss – [All architectural requests were approved.](#)
 - HOA & Condo law changes were discussed.
 - All sitting board members must attend a 4 hour board class and have 4 hours of continuing education before June 2025.
 - Vehicles with wraps with business information can no longer be denied.
 - Hurricane protection – we must have a written policy in place.
 - Records retention policy – 7 years.
 - Fining policy.
 - Electronic consent for mailings.
 - Budget workshop 9-25 at 6p at Ameritech
- Pond's report: Nicole Dommer
 - [1 – looks good](#)
 - [2, 3 look better but grass clippings are still a problem](#)
 - [Chemical treatment is working](#)
 - [We are paying for an extra hour of trash cleanup and we could increase that if needed.](#)
- Landscaping Report – Nicole Dommer
 - [6 islands are not irrigated – requires purchasing a water meter, directional boring to tap into existing water,](#)
 - [Landscaping upgrades look into one or two islands in Spring 2025 to coincide with the City of SH Grant.](#)
 - [Call someone at the city to tell us which two islands are closest to tap into the water.](#)
 -

4. Old Business:

- Emergency Contact Directory.

5. New business:

- Ponds education – do we have an email list of just owners on the ponds? [Yes – Jenny can send to pond owners](#)
- Newsletters – [send a best practices for ponds](#)
- New laws for Board Members – [4 hour class for sitting board members and continuing education](#)
- Ameri-Tech is moving to a new bank (South State Bank) and there will be a portal for homeowners to log onto to see payments, violation letters. [We will receive information on how to change our accounts for payments and setup an online account.](#)
- [Electrical boxes for Christmas lights have been updated so less issue with lights this year.](#)

- Alligator on pond but it is small, and nothing can be done if under 4 feet. There is nothing the board can do.

6. Open Forum – residents spoke

Next Meeting: September 25, 2024, at 6:00pm
Location: Ameri-Tech Community Management
24701 US Hwy 19 N, Ste 102
Clearwater, FL 33763

Adjourned at 7:51pm

Sign Pictures

Huntington and Marshall



Huntington and Green Springs



Green Springs and Enterprise



