

Board Meeting Minutes

Topic: Huntington Trails

Date/Time: October 7, 2025, at 6:00 PM

**Location: 1024 Wyndham Way
Safety Harbor, FL 34695**

Zoom meeting

<https://us02web.zoom.us/j/89884291652?pwd=5SBeHWsJEupZlj7qv2YVzr9Eow5CBo.1>

Meeting ID: 898 8429 1652 Passcode: 107651

1. Call to order and verify quorum. **6:01 pm**

Nicole Dommer – President **Present**

Terri Haggerty – Vice President **Present**

Cindy Borrego – Secretary **Present**

Ameritech Rep. ~~Richard Epp~~ Andrew **Present**

Kim Geiss – Architectural Committee

2. Approval of minutes from Board Meeting 7-22-2025

Approved by **Terri**

Second by **Cindy**

3. Reports:

a. Treasurer's report – income, operating funds, reserves, delinquent assessments.

i. See attached Treasurers Report.

ii. **Determined first delinquent letter goes at 60 days, second at 90 days**

b. Manager's report – Ameritech Community Association from Richard Epp

i. Deed restriction rounds/discussion. **None**

ii. Violation notices. **Briefly reviewed list and Andrew will get information to Richard.**

iii. Architectural report. **None**

c. Ponds report – Nicole Dommer

i. Tigris was onsite on 9-25-25

1. The extent of aquatic vegetation was spotty.

2. Treated any new invasive shoreline vegetation as needed (1-3).

3. Treated underwater invasive plant species (hydrilla)(1).

4. Treated algae due to grass clippings and other landscape debris in site (3).

ii. **Every time they come on site Nicole meets with them, and they are happy to speak with homeowners.**

4. Old Business:

- a. Storm Water Cleanout – all inlets and outlets have been cleaned in the entire community. Reports, pictures and videos will be on our website soon.
- b. Juan Torres from Wind River Environmental is going to present some information to us regarding the issues discovered from the cleaning and videoing at about 6:30pm **Juan was unable to participate today.**

5. New business:

- a. Pressure clean common area sidewalks. **Hold until spring**
- b. Pressure clean remainder of brick walls at Green Springs and Enterprise. **Proceed**
- c. Paint back wall of sign at Green Springs and Enterprise (Same color). **Proceed**
- d. Replace The Huntingtons sign at Green Springs and Enterprise. **Proceed**
- e. Holiday Party December 13th. **Will have discussion with Helen**
- f. New board members are needed.

6. Open Forum

- a. Jay can help with making sure the next steps are realized with pond outflow.
- b. Trash cans visible from back yards – can the board request/mandate they be hidden in the back or side yard. Andrew suggested we can make that a requirement but to send pictures and he will discuss it with Richard. He then said if it can't be seen from the street or common elements then it is hidden. We could send a friendly request.
- c. Should there be a copy of our contracts with Ameritech and others on our website? They are but need to be updated.

Document Library

To view community-specific Documents, select a category from the list below, and click on the Document Title to download the file. Documents are often formatted in Adobe PDF and will download and open automatically if you have Adobe Reader.

Documents	Name	Date	Size
Bids	Ameri-Tech Contract 2022.pdf	3/18/2025	640 KB
Contracts	American Ecosystems Contract 8-24-2022.pdf	3/18/2025	1 MB
Financials	Retainer Contract - Dan Greenberg 2023.pdf	3/18/2025	1 MB
Governing Documents			
Minutes			

7. Adjourn **6:57pm** Next Meeting:

Budget Approval and Annual Meeting – November 3, 2025, at 6:00pm at 801 2nd Street N, Suite A