

Board Meeting Minutes

Topic: Huntington Trails

Date/Time: July 22, 2025, at 6:00 PM

Location: 1024 Wyndham Way

Safety Harbor, FL 34695

Zoom meeting

<https://us02web.zoom.us/j/83639894443?pwd=AfYcQTfaRt3wbA10BY9nGhlqv87kis.1>

Call: 305-224-1968

Meeting ID: 836 3989 4443

Passcode: 144133

1. Call to order 6:00pm and verify quorum.
Nicole Dommer – President [attended](#)
Terri Haggerty – Vice President [attended](#)
Cindy Borrego – Secretary [attended](#)
Ameritech Rep. Richard Epp [attended](#)
Kim Geiss – Architectural Committee [attended online](#)
2. Approval of minutes from Board Meeting 4-22-2025
Approved by [Terri](#)
Second by [Nicole](#)
3. Reports:
 - a. Treasurer's report – income, operating funds, reserves, delinquent assessments.
 - i. See attached Treasurers Report. [Attached](#)
 - b. Manager's report – Ameritech Community Association from Richard Epp
 - i. Deed restriction rounds/discussion.
 - ii. Violation notices. [Discussed boat at 1018 Chillum](#)
 - iii. Architectural report. [1207 Huntington wants to install gas generator, Kim indicates we need a plat for where they are going to put it, the gas has to be approved by the city. Discussed the repair to the storm water system on Chatham where there is a pipe bored through our storm drain line – they are waiting on a permit to begin the work](#)
 - c. Ponds report – Nicole Dommer
 - i. Tigris was onsite on 6-19-25
 1. The extent of aquatic vegetation was moderate.
 2. Treated any new invasive shoreline vegetation as needed (1-3).
 3. Treated filamentous and planktonic algae (3) due to grass clippings and other landscape waste in site + high heat.
4. Old Business:
 - a. Storm Water Cleanout – all inlets and outlets have been cleaned around pond 3. Reports, pictures and videos are on our website.

5. New business:

- a. Insurance – we have 2 quotes to discuss, and this must be signed by 7-31-25. We have been using Turner for many years – proposed new company CGB Insurance. The proposal amount is very close, and he is adding street and road insurance, and increasing our sign insurance. Sign insurance has been underfunded for years. Discussed the sign at Green Springs and Enterprise. Are the other Huntington's participating in the maintenance of that sign.
- b. See Storm Water Pond Tasks We discussed the issues that are in the reports from Wind River. Discussed the different options and amounts presented by Southern Building and agreed that the next step is to get the rest of the stormwater system cleaned and videoed. We can move money around to get this accomplished.
- c. New board members are needed. No one came forward.

6. Open Forum

- Several homes on Huntington need painting or fascia repairs.
- Trimming weeds, vines, palmettos out of our shrubs
- Wall repair – wall work in 2026 but maybe push back due to other costs but we will make sure repairs are done & not just painted over
- Increase HOA dues, we have a budget meeting on 9-8-25 and will be discussing an increase.
- Roads question about who is responsible, the HOA is since we own the roads.

7. Adjourn 7:40pm

Next Meeting:

Budget Workshop - September 8, 2026, at 6:00pm
at Ameritech offices

Board Meeting – October 7, 2026, at 6:00pm
at 1024 Wyndham Way

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