

# Huntington Trails Homeowners Association

Huntington Trails Residents,

As many of you know, or maybe even experienced, there have been incidents of flooding in our community. The board has done much research, attended meetings with the city, and sought the expertise of a company who specializes in storm water management. After taking these actions, the board has a better view of how to maintain the stormwater system, and the costs associated with that maintenance.

When reviewing this budget you will see a new operating line item added to take into account the maintenance of the stormwater system. You will also see an increase in the reserves for this system. These increases are driving an increase in the quarterly dues for the community. This increase is necessary and part of maintaining this community's property.

Please feel free to attend the Annual and Budget Meeting 11-3-25 at 6:00 pm at 801 2<sup>nd</sup> Street North, Suite A in Safety Harbor to ask any questions you may have about the stormwater management costs, or any other aspect of the community's budget.

Sincerely,

*Richard Epp*

Richard Epp, LCAM

***Ameri-Tech Community Management, Inc.***

[www.ameri-techcompanies.com](http://www.ameri-techcompanies.com)

**HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION  
ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS  
To All HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION Members,**

- The ANNUAL MEETING of HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION will be held at the following DATE, TIME, and LOCATION:
- **DATE / TIME** Monday, November 3, 2025, at 6:00 PM
- **LOCATION:** City of Safety Harbor Community Center, 801 2<sup>nd</sup> Street North, Suite A, Safety Harbor, FL 34695  
**Also available by ZOOM: - Zoom attendees can only vote via proxy as required by State law.**

**Type this in your computer or Phone Browser:**

**ZOOM.US/JOIN / Meeting ID: 862 6283 0047 Passcode: 986053**

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of Directors and conducting such other business as may lawfully be conducted.

Nominations for Directors can be self-nominated or can be taken from the floor. Any homeowner or other eligible person may nominate any other homeowner or eligible person, if written permission has been given from the person being nominated. Agenda items are as follows:

**Budget Meeting Agenda**

1. Certify Quorum of the Board and Membership
2. Membership Approval of 2026 Annual Budget
3. **Adjournment**

**Annual Meeting Agenda**

1. Call to Order
2. Appoint Chairperson to the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election for New Directors
  - Call for Candidate Nominations from the Floor
  - Introduction of Candidates
  - Close of Nominations
  - Appointment of Persons to Assist in Counting Ballots
  - Casting of Ballot
6. Motion to close the Ballot Box
8. New Business
  - Open Forum
  - Announcement & Seating of New Board
7. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

***The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.***

BY ORDER OF THE BOARD OF DIRECTORS  
RICHARD EPP, LCAM – COMMUNITY MANAGER

**HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS**  
**ORGANIZATIONAL MEETING**

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME: Monday, November 3, 2025**  
**Immediately following the 6:00 PM Annual Membership Meeting**

**LOCATION: City of Safety Harbor Community Center, 801 2<sup>nd</sup> St. N. Suite A, Safety Harbor, FL 34695, also available by ZOOM- Zoom attendees can only vote via proxy as required by State law.**

**Type this in your computer or Phone Browser:**

**ZOOM.US/JOIN**

**Meeting ID: 862 6283 0047**

**Passcode: 986053**

**Agenda**

- 1, Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
4. **Adjournment**

**ALL OWNERS ARE WELCOME TO ATTEND**

*By Order of the Board of Directors,*

*Richard Epp*

Richard Epp, LCAM  
Community Manager

## **"Notice of Intent to be a Candidate for the Board"**

**SELF NOMINATION.** (✓) \_\_\_\_\_ I, \_\_\_\_\_ hereby nominate myself as a candidate for election to the **Huntington Trails HOA Board of Directors.**

DATE: \_\_\_\_\_ UNIT #: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
(Signature of candidate)

ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

**I am aware that the following requirements are expected from me if I am elected:**

**TRANSPARENCY ACT:** As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

**EDUCATION REQUIREMENT:** Newly elected or appointed HOA Directors must submit a certificate that they have completed a department-approved educational course within 90 days of their election or appointment to the board.

**CERTIFICATION VALIDITY:** The completion certificate is valid for 4 years

**RECURRING EDUCATION:** Directors must complete the course every 4 years

**COURSE CONTENT:** Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

**CONTINUING EDUCATION:** *Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.*

**RECORDKEEPING:** Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM ( ) AM NOT ( ) enclosing an information sheet about myself. I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

**Return to: HUNTINGTON TRAILS HOA  
C/O AMERI-TECH COMMUNITY MANAGEMENT INC  
24701 US Highway 19 N Suite 102  
Clearwater, Florida 33763**



**HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION**  
**123 UNITS**  
**JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET**

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$137,760	\$186,960	\$15,580
4500	New Ownership Transfer Fee	\$500	\$500	\$42
4750	Huntington Community Reimb	\$1,722	\$1,722	\$144
	<b>TOTAL REVENUE</b>	<b>\$139,982</b>	<b>\$189,182</b>	<b>\$15,765</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative / Office	\$6,200	\$3,600	\$300
	Lock Box / Coupons	\$0	\$923	\$77
	Web-Site plus monthly compliance charge \$55.00	\$0	\$1,410	\$118
	Storage Boxes (9)	\$0	\$405	\$34
	Holiday Party	\$0	\$500	\$42
5300	Insurance 8/01	\$10,100	\$12,000	\$1,000
5400	Lawn Service (Contract)	\$25,200	\$27,600	\$2,300
5420	Pest Control/Fertilization	\$2,500	\$2,500	\$208
5610	Annual Report	\$90	\$90	\$8
5800	Management Fee Exp. 12/28 - 60 day notice	\$10,200	\$11,400	\$950
5900	Professional-Legal	\$3,000	\$4,000	\$333
5910	Professional-Tax / Audit	\$425	\$425	\$35
6100	Repair/Maint-General	\$2,500	\$2,500	\$208
	Storm Water System Cleaning & Maint (Full Clean 2025)	\$0	\$20,000	\$1,667
6110	Mulch Islands/ Addtl Landscape / Tree & Palm Trim	\$8,000	\$8,000	\$667
6120	Irrigation	\$500	\$500	\$42
6400	Pond Management (Contract)	\$11,868	\$11,868	\$989
6410	Pond Aeration / Repairs	\$1,000	\$1,000	\$83
7000	Electric	\$14,000	\$13,200	\$1,100
7001	Water	\$7,200	\$6,000	\$500
8000	Contingency/Miscellaneous	\$1,177	\$665	\$55
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$103,960</b>	<b>\$128,586</b>	<b>\$10,715</b>
	<b>RESERVES</b>			
9010	Reserves-Painting-Wall Repair	\$7,856	\$20,714	\$1,726
9020	Reserves-Paving	\$9,449	\$10,325	\$860
9030	Reserves-Drainage & Stormwater Management	\$5,941	\$13,925	\$1,160
9100	Infrastructure Repairs	\$12,776	\$15,632	\$1,303
	<b>TOTAL RESERVES</b>	<b>\$36,022</b>	<b>\$60,597</b>	<b>\$5,050</b>
	<b>TOTAL EXPENSES</b>	<b>\$139,982</b>	<b>\$189,182</b>	<b>\$15,765</b>
			<b>\$0</b>	

**QUARTERLY MAINTENANCE FEES FOR BEGINNING JANUARY 1, 2026** **\$380.00**



HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION, INC.

Please Return to Ameri-Tech Community Management, Inc.,  
24701 US HWY 19N, SUITE 102, Clearwater, FL 33763  
E-mail : [repp@ameritechmail.com](mailto:repp@ameritechmail.com) – 727-726-8000 Ext 234

EMERGENCY CONTACT INFORMATION  
FOR OWNER OR TENANT

PROPERTY ADDRESS \_\_\_\_\_ UNIT \_\_\_\_\_

Please complete the form below by PRINTING the requested information, sign & date and either hand delivery, mail, or scan & email to Ameri-Tech Community Management, Inc. c/o Richard Epp

Homeowners Name(s) \_\_\_\_\_

Resident Address \_\_\_\_\_ Unit \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

Email \_\_\_\_\_ Cell # \_\_\_\_\_

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Nearest Relative (in case of emergency)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

TENANT(s), if applicable \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

E-mail \_\_\_\_\_ Cell # \_\_\_\_\_

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) \_\_\_\_\_ Children \_\_\_\_\_

Dogs \_\_\_\_\_ Cats \_\_\_\_\_ Other \_\_\_\_\_

Vehicle(s) Make/Yr. Model

Color TAG Number

PLEASE SIGN AND DATE BELOW:

\_\_\_\_\_  
Owner Signature Date Co-Owner Signature (if applicable) Date

I give permission to share my personal information (phone numbers, e-mail & address) with other HUNTINGTON GROUP MASTER ASSOCIATION, INC. owners.