

Board Meeting Agenda

Topic: Huntington Trails

Date/Time: January 12, 2026, at 6:00 PM

Location: 1024 Wyndham Way, Safety Harbor, FL 34695

Zoom meeting

<https://us02web.zoom.us/j/81367047165?pwd=AbnzbvWOXmgeQIJhbbe5ebRkqGQSyUJ.1>

Meeting ID: 813 6704 7165 Passcode: 117980

1. Call to order and verify quorum

Nicole Dommer – President

Terri Haggerty – Vice President

Cindy Borrego – Secretary

Bill Crowe – Treasurer

Ameritech Representative

Kim Geiss/Shauna James – Architectural Committee

2. Approval of minutes from Board Meeting 10-7-2025

Approved by Terri Haggerty

Second by Cindy Borrego

3. Approval of minutes from Board Meeting 12-12-2025

Approved by _____

Second by _____

4. Reports:

- a. Treasurer's report – income, operating funds, reserves, delinquent assessments.
 - i. See attached Treasurers Report.

- b. Manager's report – Ameritech Community Association

- i. Deed restriction rounds/discussion.

- ii. Violation notices.

- iii. Architectural report.

- c. Ponds report – Nicole Dommer

- i. Tigris was onsite on 12-30-25

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

2. Treated algae due to low water levels paired with grass clippings and other natural debris in sites (2-3).

3. Picked up trash as necessary.

5. Old Business:

- a. Storm Water cleanout is complete, and we continue to work on quotes for Stormwater pipe lining to add to our grant request.

- i. Inliner Solutions

- 2 liners \$67,427.00
- ii. Vortex Services – need update for liners only (quick locks not covered in grant)
 - 2 liners, 7 quick locks \$100,121.00
- iii. Windriver Environmental
 - 4 liners \$100,000.00
- b.
- c. Pressure clean common area sidewalks
 - i. Jeffs Famous Pressure Cleaning
 - 1. Exterior \$4125
 - 2. Interior \$1300 with curbs, \$1000 just sidewalks
 - ii. LaRock Services
 - 1. 5000 foot of sidewalks \$2900
 - 2. 5000 foot of sidewalks and curbs \$3700
 - iii. Billy H2O Pressure Cleaning
- d. Holiday Party was a complete success.

6. New business:

- a. One board member is needed.
- b. Discuss Pond quotes for 2026
 - i. Standard monthly pond treatment \$989/month – same as 2025
 - ii. Fountain/Aeration quarterly maintenance \$250/quarter. (New Preventative option)
- c. Discuss Curb and Sidewalk repair quotes - See pictures below.
 - i. Cut-Rite
 - 1. 1034 Wyndham curb + 1006 Chatham + approximately 30 other locations
grind/repair/replace sidewalks \$16676.10
 - 2. 1034 Wyndham curb 19 feet long x 2 feet wide x 7.5 inches deep \$4680
 - 3. 1006 Chatham camphor tree removal and sidewalk repair \$5767.20
 - ii. Triple Crown Maintenance
 - 1. 1034 Wyndham curb 40 Sqf \$4200
 - 2. 1034 Wyndham curb 72 Sqf \$5000
 - 3. 1006 Chatham sidewalk 80 Sqf \$3300
- d. Discuss maintenance split with the other Huntington communities
 - i. Sign at Green Springs and Enterprise
 - ii. Wall and fence structure at Green Springs and Enterprise
 - iii. Easement from Green Springs and Enterprise to beginning of Huntington Trails community
 - iv. Island at Green Springs and Enterprise
 - v. Oak tree in center of Green Springs
 - vi. Islands in center of Green Springs near Trails and Trace entrances
- e. Obtain an estimate on life of and quote for replacing roads. Find out if sealing the roads would extend the life of the road
- f. Discuss applying a monthly late fee when dues are not paid on time. \$20 after 60 days and \$20 each month following until paid

7. Open Forum

8. Adjourn Next Meeting:

April 20, 2026, at 6:00pm at 801 2nd Street N, Suite A

Section 6 c i 1, 2 and ii 1, 2



Section 6 c i 3 and ii 3

