Board Meeting Minutes

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=AbnzvWOXmqeQlJhbbe5ebRkqGQSyUJ.1
Meeting ID: 813 6704 7165 Passcode: 117980

1. Call to order and verify quorum 6:01pm
   Nicole Dommer – President Present
   Terri Haggerty – Vice President Present
   Cindy Borrego – Secretary Present
   Bill Crowe – Treasurer Present
   Ameritech Representative Present Keith and Dayna
   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 Terri
   Second by Cindy
   Approved

4. Reports:
   a. Treasurer's report – income, operating funds, reserves, delinquent assessments.
      i. See attached Treasurers Report.
      ii. Year-end Gain = $17300.47
      iii. Wind River big expense not budgeted as an operating expense
      iv. Year-end Cash reserves $239745.83
      v. 6 homeowners behind on dues
      vi. We have over $100,000 in cash and not much in CD's setup CD's with staggering maturity date

   b. Manager's report – Ameritech Community Association
      i. Deed restriction rounds/discussion. Keith & Dayna created a manager's report and will have more information at the next meeting.
      ii. Violation notices. We have not had a regular system of violation letters, the board would like to have letters sent at 30 days, 30 days, we don't have a fining committee. Keith suggested if there is no fining committee, then maybe just send a monthly newsletter. But our letters have been pretty successful.
      iii. Architectural report. We have not had any architectural requests. There is a roof going in at 1004 Chatham and there is no arc request. Dayna suggested they fill

out the ARC form, so it is on file. We don't have a color scheme. To approve a color scheme, you must come up with a color scheme, put the pallet out and it must be approved by 70% and get it in our documents. (Very difficult). We can make recommendations and most of the time it is followed. Terri & Nicole want copies of the ARC requests once they are approved.

c. Ponds report – Nicole Dommer Nicole meets with them each time they are here
   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. We need 10 liners and 11 Quick Locks installed in our system. Quick Locks are not covered by the grant.
      i. Inliner Solutions Vendor from City of Safety Harbor
         2 liners $67,427.00
      ii. Vortex Services Vendor from City of Safety Harbor
         2 liners $99,788.00
      iii. Windriver Environmental
         4 liners $100,000.00
   b. 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
   c. How many homes do we have?
   d. Holiday Party was a complete success. It was a great turnout, next year consider everything be at one location and then swap locations each year or drinks at one and food at the other. Will discuss with Helen when we get closer.

6. New business:
   a. One board member is needed. Need something creative published
   b. Discuss Pond quotes for 2026
      i. Standard monthly pond treatment $989/month – same as 2025 Nicole approved this
      ii. Fountain/Aeration quarterly maintenance $250/quarter. (New Preventative option) Clean motors/filters quarterly, maybe on Pond 1 only.
      iii. Pond 1 fountain has been replaced every 3-5 years
      iv. Pond 2 has 1 pump, 4 bubblers (pump replaced about 5-6 years ago) again after the storm last year
      v. Pond 3 has 2 pumps, 5 bubblers
   c. Discuss Curb and Sidewalk repair quotes - See pictures below.

Last repairs and replacements were May 2018 then July 2020 – Last used Sam Swinton, Dayna will get another estimate.

i. Cut-Rite (certified arborist)
    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 We will produce a list and get it to the attorney for the next steps because we would like to have a formal agreement. There was a board resolution that they were going to cooperate to a certain percentage. A new board could make a new resolution, but we would like a new formal agreement that reflects today's market.
    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 Reserve study. We have resurfaced twice in 40 years, 1st topcoat, 2nd ground down and re-paved.
f. Obtain an estimate for painting – Phil is familiar with the wall painting issue.
g. Discuss applying a monthly late fee when dues are not paid on time. $20 after 60 days and $20 each month following until paid. Currently delinquent fees are applied after it goes to the attorney. Put an administrative charge of $20 after 30 days. This all ties into getting our documents updated. Most communities charge $25 late fee after 30 days. Anyone whose amount due is the difference from last year's rate should have received a letter from the accountant.

7. Open Forum Bill needs board training

8. Adjourn 7:32p Next Meeting:
    April 20, 2026, at 6:00pm at (1024 Wyndham Way ADDRESS CORRECTED FROM AGENDA)

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



Section 6 c i 3 and ii 3



