

HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION
c/o Ameri-Tech Community Management Partners, LLC.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763

October 14, 2026

Dear Huntington Trails Homeowner,

The Annual and Budget Meeting of the Huntington Trails Homeowners' Association is scheduled for Monday, November 16, 2026. This year we have a very packed agenda, and we urge you to place the date on your calendar to attend.

The meeting will be held at the Ameri-Tech Office located at 24701 US Highway 19 N, Suite 102, Clearwater, FL 33763. You may also attend by ZOOM by using the information below:

Join Zoom Meeting by entering
zoom.us/join on your computer or phone
Meeting ID: 817 2058 6702 Passcode: 524756

OR <https://us02web.zoom.us/j/81720586702?pwd=vbCfeiqWEuvvMzsGKtbxge6N8LcGZw.1>

Meeting chat link **<https://us02web.zoom.us/join/jic/81720586702>**

You are strongly encouraged to attend either in-person or by ZOOM. Please review the information in this mailing. If it is not possible for you to attend, **please review and return the following items from your packet.**

1. **HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION PROXY** - It is especially important in order to pass the 2027 Budget.
2. **CONSENT TO RECEIVE NOTICES BY ELECTRONIC DELIVERY** (email). Allowing this as evident by your signature email address and date on the form enclosed will assist the Board in curbing mailing costs for the Association. Please note some items may need to be mailed as per Florida Statute. While not required, allowing your notices to go out via email positively affects the Association's bottom line.
3. **EMERGENCY CONTACT INFORMATION**

Note: All items can be returned in the envelope provided or they can be emailed to kcochran@ameritechmail.com They must be received by 5:00 p.m. November 16, 2026.

On behalf of the Board of Directors,

Dayna Cannistraci, I-CAM
Ameri-Tech Property Management Partners, LLC
dcannistraci@ameritechmail.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 16, 2026, at 6:00 PM
- **LOCATION:** Ameri-Tech Community Management Partners, LLC
24701 US Highway 19 N, Suite 102
Clearwater, FL 33763
- **Also available by ZOOM:** - Zoom attendees can only vote via proxy as required by State law.
- Type this into your computer or Phone Browser:
ZOOM.US/JOIN Meeting ID: 817 2058 6702 Passcode: 524756
OR Join Zoom Meeting <https://us02web.zoom.us/j/81720586702?pwd=vbCfeiqWEUUYMZsGKtbx9e6N8LcGZw.1>

Enclosed with this notice is the 2027 proposed Budget. Before the commencement of the Annual Meeting of the Association, the Membership shall approve for adoption the 2027 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 2027 Annual Budget
3. Adjournment

Annual Meeting Agenda

1. Call to Order
2. Appoint a 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
7. Motion to close the Ballot Box
8. New Business
 - Electronic Consent Form
 - Open Forum
 - Announcement & Seating of New Board
9. 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
DAYNA CANNISTRACI LCAM - ASSOCIATION MANAGER

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION
123 UNITS
JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2027 APPROVED ANNUAL	2027 MONTHLY AMOUNT
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4010	Unit Maintenance Fees	\$186,960	\$206,640	\$17,220
4500	New Ownership Transfer Fee	\$500	\$300	\$25
4750	Huntington Community Reimb	\$1,722	\$1,700	\$142
	TOTAL REVENUE	\$189,182	\$208,640	\$17,387
	OPERATING EXPENSES			
5010	Administrative / Office	\$3,600	\$3,600	\$300
5025	Lock Box / Coupons	\$923	\$1,100	\$92
5030	Web-Site Plus Monthly 55.00 DBPR	\$1,410	\$1,410	\$118
5035	Storage Boxes (9)	\$405	\$0	\$0
5015	Holiday Party	\$500	\$500	\$42
5300	Insurance 8/01	\$12,000	\$12,000	\$1,000
5400	Lawn Service (Contract)	\$27,600	\$26,400	\$2,200
5420	Pest Control/Fertilization	\$2,500	\$2,500	\$208
5610	Annual Report	\$90	\$90	\$8
5800	Management Fee Exp. 12/28 - 60 day notice	\$11,400	\$11,970	\$998
5900	Professional-Legal	\$4,000	\$6,000	\$500
5910	Professional-Tax / Audit	\$425	\$1,200	\$100
6100	Repair/Maint-General	\$2,500	\$3,500	\$292
6135	Stormwater System Cleaning & Maint (Full Clean 20	\$20,000	\$0	\$0
6110	Mulch Islands/ Addtl Landscape / Tree & Palm Trim	\$8,000	\$2,000	\$167
	Tree Trimming / Palm Tree Trimming	\$0	\$10,000	\$833
6120	Irrigation	\$500	\$500	\$42
6400	Pond Management (Contract)	\$11,868	\$10,000	\$833
6410	Pond Aeration / Repairs	\$1,000	\$2,500	\$208
7000	Electric	\$13,200	\$11,500	\$958
7001	Water	\$6,000	\$5,500	\$458
8000	Contingency/Miscellaneous	\$665	\$6,370	\$531
	TOTAL OPERATING EXPENSES	\$128,586	\$118,640	\$9,887

RESERVES

9010	Reserves-Painting-Wall Repair	\$20,714	(\$0)	(\$0)
9020	Reserves-Paving	\$10,325	\$0	\$0
9030	Reserves-Drainage & Stormwater Management	\$13,925	\$0	\$0
9100	Infrastructure Repairs	\$15,632	\$0	\$0
	Pooled Reserves		\$90,000	\$7,500
	TOTAL RESERVES	\$60,596	\$90,000	\$7,500

TOTAL EXPENSES

\$189,182	\$208,640	\$17,387
		(\$0)

**QUARTERLY MAINTENANCE FEES FOR
BEGINNING JANUARY 1, 2027**

\$420.00

RESERVE ANALYSIS
HUNTINGTON TRAILS HOME OWNERS ASSOCIATION
JANUARY 1, 2027 - DECEMBER 31, 2027

RESERVES	Current Replacement cost	Basis of Estimate	Current Reserves 1/01/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted amount
Painting / Wall Repair	\$56,726	2026	\$56,726	7	1	\$0	\$0	
Paving / (Roads)								
Drainage & Stormwater Management	\$241,645	2026	\$129,662	20	7	\$111,983	\$15,998	
Pond Aerators / Pumps	\$126,400	2020	\$21,865			\$121,510	\$15,273	
Fountain	\$3,900		\$2,000	5	1	\$1,900	\$1,900	
	\$2,500		\$1,000	10	6	\$1,500	\$250	
Storm Water System	\$120,000		\$1,890	40	9	\$118,110	\$13,123	
Infrastructure Repairs	\$35,500	HOA Board	\$17,445			\$18,055	\$12,882	
Sidewalk Repairs	\$5,000		\$5,000	3	1	\$0	\$0	
Signage (Greensprings and Marshall)								
	\$12,500	2020	\$0	30	1	\$12,500	\$12,500	
Signage (Enterprise)	\$3,000		\$0	15	15	\$3,000	\$200	
Signage (Roadway)	\$10,000	2018	\$7,445	20	14	\$2,555	\$182	
Roadway Curb Repairs	\$5,000		\$5,000	20	5	\$0	\$0	
Pooled Reserves								\$90,000

TOTALS \$460,271 \$225,698 \$251,548 \$44,153 \$90,000

Paving costs increased by 3% annually
Wall Painting estimate based on 2023 estimate plus allowance for repairs

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

HUNTINGTON TRAILS HOMEOWNERS' ASSOCIATION PROXY

The undersigned owner(s) or designated vote of Unit/Address _____ in
HUNTINGTON TRAILS HOA hereby appoints the **Secretary** of the Association or _____
as my proxyholder to **ATTEND** the Annual and Budget Meeting of **HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION**
to be held on **Monday, November 16, 2026, at 6:00 PM at Ameri-Tech Community Management Partners, LLC, 24701**
US Highway 19 N, Suite 102, Clearwater, FL 33763, also available by ZOOM. Zoom attendees can only vote via
proxy as required by State law.

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as I have indicated below:

_____ I **approve** the 2027 Budget as presented

_____ I **do not** approve of the budget as presented

Signature of Owner or Designated Voter:

Signature of Co-Owner:

Date:

Print Name

Print Name:

Date:

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____
To substitute for me in voting the proxy set forth above (Print Name)

Dated: _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION, INC.
CONSENT TO RECEIVE NOTICES
BY ELECTRONIC DELIVERY

The undersigned (hereinafter referred to, whether one or more, as “Owner”) is/are owner(s) of the property located at _____ within Huntington Trails Homeowners Association, Inc. (hereinafter referred to as the “Association”). Owner understands and acknowledges that pursuant to Florida Statute and the governing documents of the Association, certain notices and communications to owners are required to be sent by mail.

1. Owner hereby consents to the electronic delivery of all meeting notices, other official notices, and any other written notices, demands, or documents required or permitted by Florida Statute or the governing documents of the Association (hereinafter referred to as “Notices”).
2. Owner hereby waives any requirement that such Notices be delivered by mail and agrees that electronic delivery of Notices shall constitute full compliance with any notice requirements contained in the Florida Statutes or the governing documents of the Association.
3. Owner understands that notwithstanding this consent, the Association may elect to deliver Notices to the Owner by mail (rather than electronically) at any time for any purpose, and such mailing of Notices shall constitute full compliance with the requirements of the Florida Statutes or governing documents of the Association.
4. Such Notices to be delivered electronically shall be sent via electronic mail (hereinafter **“e-mail”**) to the e-mail address Owner provides to the Association on this form. Owner further represents to the Association that if Owner is unable to retrieve a Notice, Owner shall be obligated to notify the Association promptly that Owner is unable to retrieve a Notice and shall request in writing that the Association mail or deliver to Owner a copy of the Notice. In the absence of such a written request received by the Association within two (2) business days of the time that the Association delivers a Notice electronically, it shall be conclusively presumed that the Owner was able to retrieve the Notice.
5. Owner’s e-mail address is set forth below. If that e-mail address should change, Owner shall immediately provide the Association with the Owner’s new e-mail address, in writing, to the Association’s property manager, and in the absence of a property manager, to the Association’s corporate Secretary. Absent such written notice by Owner to the Association of a change of e-mail address, all Notices sent to the e-mail address indicated herein shall be deemed effective.
6. Owner further understands that for as long as this consent to receive electronic delivery of Notices is in effect, Owner is required to provide to the Association an e-mail address and also to maintain an e-mail address to which the Association can send Notices to the Owner.
7. Owner further acknowledges that Owner shall be responsible for having the necessary software to open and read documents that the Association sends to Owner by e-mail, in the format used by, or compatible with, the Association’s e-mailed Notice.

8. Owner may revoke this consent at any time by mailing notice of such revocation by registered or certified mail to the Association property manager, and in the absence of a property manager, to the Association's corporate Secretary. Revocation of this consent is not effective until received and acknowledged by the Association.
9. Owner understands that Owner is not required to consent to electronic delivery of Notices, and that Owner has consented to such electronic delivery freely and voluntarily.

Owner Signature

Owner Signature

Print Name

Print Name

E-Mail Address: (only one may be provided): _____

Date: _____

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 16, 2026

Immediately following the 6:00 PM Annual Membership Meeting

**LOCATION: Ameri-Tech Community Management Partners, LLC
24701 US Highway 19 N, Suite 102
Clearwater, FL 33763**

Also available by ZOOM.

Type this into your computer or Phone Browser:

ZOOM.US/JOIN

Meeting ID: 817 2058 6702 Passcode: 524756

Organizational Meeting Agenda

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

Board Meeting Agenda

1. Call to Order
2. Resolution Adopting Amended Fence Design Guideline
3. Board Vote on Resolution on Amended Fence Design Guidelines
4. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND

By Order of the Board of Directors,

Dayna Cannistraci

DAYNA CANNISTRACI, LCAM

Association Manager

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION, INC.

Please Return to Ameri-Tech Community Partners, LLC.
24701 US HWY 19N, SUITE 102, Clearwater, FL 33763
E-mail : dcannistraci@ameritechmail.com – 727-726-8000 Ext 272

EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT
PLEASE RETURN IF ANY INFORMATION HAS CHANGED

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 Partners, LLC. c/o Dayna Cannistraci.

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.