Board Meeting Agenda

Topic: Huntington Trails
Date/Time: July 20, 2026, at 6:00 PM
Location: 1024 Wyndham Way, Safety Harbor, FL 34695

Zoom link: https://us02web.zoom.us/j/88691486339?pwd=qdvQd8TjtvBMsvGbHK0HA7LSidGN37.1
Meeting ID: 886 9148 6339 **Passcode:** 560536

1. Call to order and verify quorum
   Nicole Dommer – President
   Terri Haggerty – Vice President
   Cindy Borrego – Secretary
   Bill Crowe – Treasurer
   Ameritech Representative
   John Padavich, Christine Langlois, Shauna Randolph – Architectural Committee

2. Approval of minutes from Board Meeting 4-20-2026
   Approved by ________________
   Second by ________________

3. 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 7-2-26 for the final time.
      ii. We have switched to Crosscreek Environmental and they should begin treating before the end of the month.

4. Old Business:
   a. Tree trimming has been completed
   b. Mulching has been completed
   c. Pond 3 has had 3 new aerators installed
   d. Sidewalk, curb and asphalt repair is completed
   e. Reminder of watering restrictions click HERE to learn more.

5. New business:
    a. The fountain in pond 1 at Huntington Lane and Green Springs Drive is running for 4 hours per day due to the watering restrictions and will be adjusted when the restrictions are lifted.
    b. The City of Safety Harbor has approved our grant request for storm water system improvements. We are working on obtaining another quote.
    c. Wall and wrought iron painting will occur in October or November this year.

6. Open Forum.

7. Adjourn

Next Meetings:

- 2027 Budget Workshop – September 21, 2026, 6:00pm at Ameritech office

- 4th Quarter Board Meeting – October 19, 2026, 6:00pm at 1024 Wyndham Way

Huntington Trails HOA

Treasurer Report – July 20, 2026

Normal Activity

January – June 2026

- Revenues of $92,836 are in line with Budget
- 5 Homeowners have not paid dues for the quarter, $1,858 outstanding as of July 1st
- Cash Disbursements for Jan-June include the following:
  - Regular admin and maintenance of $ 46,252
  - Legal fees (Bylaws Work and Overdue Collections) $7,825
  - Project Cost of $39K including:
    - $8,495 including Power washing community sidewalks
    - $14,850 Mulch Islands
    - $14,500 Tree Trimming

Cash Management and Finance Reporting

- Cash Balance as of June 30 totals $ $235K ($4K reduction from Dec 31)
- CD Investments totaling approximately $100K is earning about 3.5%, 6mo term
- 2025 Year End Accounting work is completed and report received

Future Major Projects

- 2026 Budget included projected reserves and project expenses of $88K.
- In addition to the amount paid over the Jan-June period of $39K, future projects being planned include:
  - Cement Repairs and Sidewalks $12,744
  - Tree Removal $3,000 (July3
  - Wall Painting $34,543 (Nov/Dec)
  - Painting Iron Railing $ 3,750
- Ongoing evaluation of Stormwater system repair and maintenance is ongoing. City Stormwater Grant was submitted and approved (50% reimbursement of capped at $50K). Review of highest priorities being conducted by advisors and planning the project for 2027.
- Long-term savings are planned for the roadway replacement in a few years (e.g. 2030) and will required continued accumulation of reserves over next several years