

Board Meeting Agenda

Topic: Huntington Trails

Date/Time: April 20, 2026, at 6:00 PM

Location: 1024 Wyndham Way, Safety Harbor, FL 34695

Zoom link: <https://us02web.zoom.us/j/84474282545?pwd=ZDuMlqpJEHTj5WQaUOJ4lxliiFgzNC.1>

Meeting ID: 844 7428 2545 Passcode: 532778

1. Call to order and verify quorum
Nicole Dommer – President
Terri Haggerty – Vice President
Cindy Borrego – Secretary
Bill Crowe – Treasurer
Ameritech Representative
Kim Geiss, John Padavich, Shauna James – Architectural Committee
2. Approval of minutes from Board Meeting 1-12-2026
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 3-30-26
 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.
4. Old Business:
 - a. The Grant for Storm Water repairs with City of Safety Harbor
 - b. Pressure clean common area sidewalks – COMPLETE
 - c. Tree trimming – To be completed by 4-18-26
 - d. Mulching – To be completed by 4-18-26
 - e. Curb and Sidewalk repair will be scheduled in late April
 - f. Roads asphalt mill & overlay – we received an estimate for \$246,564. The expected life is 20 years. This was last done in 2010 and would be due around 2030. We will have to adjust our reserves for this?

- g. One board member is needed.
 - h. Vote to apply a monthly late fee to homeowners when dues are not paid on time. \$20 or \$25 after 60 days and \$20 or \$25 each month following until paid.
5. New business:
- a. Discuss storm drains, illicit discharge, stormwater, landscape cleanup.
6. Open Forum.
7. Adjourn Next Meeting:
- April 27, 2026, at 6:00pm at Ameritech, 24701 US 19 N, Clearwater
 - July 20, 2026, at 6:00pm at 1024 Wyndham Way

Huntington Trails HOA

Treasurer Report – April 20, 2026

Normal Activity

January – March 2026

- Revenues (\$47,120) are in line with Budget
- 16 Homeowners have not paid dues for the quarter (\$4,660) as of April 1st
- Cash Disbursements total \$30,418 are in line with budget
- Additional work with legal counsel included (approx. \$3,300):
 - Contractual review of shared properties with other HOAs
 - and Update to Bylaws
- Large projects paid \$8,495 including Power washing community sidewalks

Cash Management and Finance Reporting

- Cash Balance as of March 31 totals \$ 243,404 (increase of \$4,000 from December 31)
- CD Investments are being moved to South State Bank as they mature
- 2025 Year End Accounting work is being prepared by a new CPA firm
 - We expect to have a Compilation Report for the year, and the annual IRS tax reporting will be completed later this month

Major Projects

- 2026 Budget included projected increase in reserves of \$60K and Project Expenses of \$29K, In addition to the amount paid in Q1 of \$8,495, future projects being planned include:
 - Cement Repairs and Sidewalks \$12,744
 - Tree Removal \$3,000
 - Mulch Islands \$14,850
 - Tree trimming \$14,500
 - Wall Painting – Late 2026 tbd
 - Stormwater Maintenance tbd
- Ongoing evaluation of Stormwater system repair and maintenance and potential city grant is being completed
- Long-term planning is occurring related to roadway replacement being planned for 2030 and associated required reserves