

Board Meeting Minutes  
6:00 PM Wednesday December 15, 2021  
**Meeting location – 1006 Wyndham Way & via Zoom**

1. Call to order and verify quorum.

Tom Tracy – President  
Beverly Bokovitz – Vice President  
Kathy Wilson – Treasurer  
Joell Tulley – Secretary  
Bruce Hadburg – Director  
Robert Heldorfer-Pond Liaison  
Ameritech Rep. Jenny Kidd

2. Approval of minutes as amended from Annual Meeting November 11, 2021

3. Reports:

- Treasurer's report – Kathy Wilson (Cash basis accounting, backed into next year) Carry over surplus. Covers all Reserve Accounts.
- Delinquency status account - # 41 moving toward bank foreclosure
- Manager's report: Ameritech Community Association
  - Deed restriction rounds/discussion - Jenny Kidd of Ameritech
  - Violation notices
  - Architectural report: report from Jenny Kidd & Kim Geiss
- Pond's report: - Bruce Hadburg and Robert Heldorfer
  - Attorney conference regarding pond easement and responsibilities including questions submitted prior.
  - Association only has responsibility for maintenance of drainage, grate clearing and water quality.
  - Ponds lot lines go into the ponds and encompass the drainage system.
  - HOA has accepted responsibility for the filter systems based on size of ponds.
  - In original documentation, when drainage systems were turned over to the HOA it was stated that there was an exception granted by the town of Safety Harbor and that the builder had agreed to build a filtration system to support the eco structure - Robert Heldorfer stated that there is not one.
  - It was brought to the Boards attention by an HOA member on the pond that there are no protective measures being taken by the HOA to protect private properties on the pond from debris, trash, and decay. In rebuttal, the HOA has contracted with both a pond company and landscaping company that is supposed to remove debris.
  - The Lawyer stated that the HOA does have the authority to hire an engineer to evaluate erosion, debris, and sewage in the stormwater management easement.
  - Board voted to hire a stormwater management engineer to assess and evaluate. An HOA member will be providing a recommended Scope of Work for the Board and the hired stormwater engineer to review.
  - Send email to 47 homeowners on ponds to apprise them of the HOA responsibilities to the pond.

- Robert Heldorfer will work with others to identify an engineer for the Stormwater management system.
- Landscaping Report – Tom
  - Grant status from the City regarding Islands landscaping - Grant was approved and work will begin in January.
  - Code Compliance complaint status @ Green Springs - A code enforcement request has been submitted to the County.
  - Status on new electric outlet at Green Springs Board has been approved for replacement of the electrical panel board.
  - Upgrading of Enterprise Road entrance landscaping - unfortunately there is no irrigation system and low maintenance planting is the current option.
  - Formation of a Huntington Trails Garden Club was suggested to possibly review the entrance landscaping. Challenge is that there is not an irrigation system for that area.
- 4. Old Business:
  - Report on Neighborhood Holiday Party on Wyndham Way. Coordinated by Helen Renshaw held on December 11. The neighborhood party was a success and is funded by the HOA Entertainment budget. Planners would welcome more volunteers and participation for future parties.
- 5. New business:
  - Concrete repairs proposal from Sam Swinton ` awaiting bid
  - Pond Management company proposals from Solitude Lake Management & Advanced Aquatic. Robert Heldorfer to review these bids and provide his incite on these proposals.
  - Tree Trimming proposals from Proper Cut Tree Services, Steven's Tree Service and Boen's Tree Service (A motion was made and seconded to approve the Proper bid and Tom Tracy will sign contract).
  - Renewal of web site registration by Ameritech has been updated per Jenny Kidd.
  - Discussion of adding Speed Bumps on Huntington Lane - this topic has been tabled for now. Board is not in favor currently.
  - Jenny Kidd advised that new signature Cards are to be signed for Bank Account.
  - Grate cleanup was completed early December.
  - New Board members need to complete the Board classes.

Next Meeting January 26, 2022 @ 6 pm      Location: 1006 Wyndham Way and via zoom

Adjourn