

Board Meeting Notes
Wednesday January 26, 2022 @ 6 pm
Meeting location – 1006 Wyndham Way & via Zoom

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[httpsxxxxxxxxxx](https://xxxxxxxxxx)

Meeting ID : xxxxxx
Passcode xxxxxxxx

One tap mobile: xxxxxxxx

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. Motion to approve minutes from Board Meeting December 15, 2021

3. Reports:

- Treasurer's Report – Kathy Wilson
 - Motion approved to rollover current money market CD
- Manager's Report: Ameritech Community Association
 - Deed restriction rounds/discussion - Jenny Kidd of Ameritech (close to completion)
 - Violation notices – Maintenance and structure notices have been mailed
 - Architectural report: report from Jenny Kidd & Kim Geiss – Motion to approve
 - Reviewed Quarterly dues list
 - Discovered the need for Ameritech to update their homeowner's contact information and John Racine/homeowner/website volunteer will work with the Board to update Huntington Trails website directory of homeowners
- Pond's Report - Bruce Hadburg and Robert Heldorfer
 - Discuss the two new pond maintenance proposals to change pond management company. Tom Tracy advised that previous pond company did not do their contracted duties hence a need to change vendor. Motion to approve Solitudes Pond Maintenance contract. Tom Tracy and Robert Heldorfer will request a few changes to the original contract to meet our HOA needs.
 - Solitude will treat ponds and collect debris from a boat and are licensed and insured by Florida.
 - A homeowner questioned liability concerns in relation to noted private property/easements. Tom Tracy stated that the vendors are licensed and insured for said concern.
 - Homeowner requested that pond 3 be treated for algae and odor. Solitude will address upon HOA signing of contract.
 - Robert Heldorfer volunteered to inspect/report on a homeowner's request to address concerns of possible damage from prior contracted Pond Company
 - Bruce and Robert will review and make additions to a document intended to be Emailed to 47

homeowners on pond to apprise them of the HOA and homeowner's responsibilities for the pond

- Landscaping Report – Tom
 - Status on Islands landscaping scheduled for first of March weather permitting for plantings
 - New electric panel had been complete at Green Springs entrance
 - Tree trimming has been completed by Proper Cut (price and service exceeded expectations)

4. Old Business:

- Awaiting concrete repair quote from Sam Swinton (previous vendor that we have contracted with)

5. New business:

- Motion to approve Scope of Work Document as a basis to move forward for the hiring of a storm water engineer to evaluate erosion, debris, and sewage within the stormwater management easement.

***Next Meeting February 23, 2022 @ 6 pm
Location 1006 Wyndham Way and via Zoom***

Motion to Adjourn