

Board Meeting Minutes

Topic: Huntington Trails

Date/Time: January 20, 2025, at 6:00 PM

**Location: 1024 Wyndham Way
Safety Harbor, FL 34695**

1. Call to order at 6:05pm and verify quorum.
 - Nicole Dommer – President - Present
 - Terri Haggerty – Vice President - Present
 - Cindy Borrego – Secretary - Present
 - Ameritech Rep. Jenny Kidd - Present
 - Ameritech Rep. Ronnie Dunner – Could not make it
 - Kim Geiss – Architectural Committee
2. Approval of minutes from Budget Board Meeting 11-26-2024
 - Approved by – Nicole
 - Second by - Terri
3. Reports:
 - a. Treasurer's report – income, operating funds, reserves, delinquent assessments.
 - i. See attached Treasurers Report \$32,378.86 in operating account and \$187,132.90 in reserve account. End of year gain of \$13,555.30. One home in collections for past dues.
 - b. Manager's report – Ameritech Community Association Online portal is where information is being entered, and we can ask for a report any time. Managers will get reminders of tasks.
 - i. Deed restriction rounds/discussion - Jenny Kidd of Ameritech 3 homes over 90 days behind on HOA dues and one is in the attorneys' hands with a lien on the property and it could be put in foreclosure. Decided to hold for a month on the 3 homes that are just over 90 days.
 - ii. Violation notices. Closed a few violation notices.
 - Wrote a couple of escalation letters today.
 - We sent an email re: picking up after your pets.
 - Sign post repairs are in process.
 - Send a general email about cleaning your roof.
 - We can send violation notices if we see homeowners blowing yard debris into the street.
 - iii. Architectural report: report from Jenny Kidd & Kim Geiss
 - c. Ponds report – Nicole Dommer
 - i. Tigris was onsite on 12-30-24 Nicole spoke with them stating they must be visiting regularly, not 6 weeks in between.
 1. Treated new invasive shoreline vegetation as needed (1-3).

2. Treated algae (1-3) due to low water levels/landscape waste in sites.
3. Picked up trash as necessary.
- ii. Tigris onsite 1-16-25 [Nicole spoke with them about City of Safety Harbor report. Emailed the report to them and they will start working on the grasses that are in the pond. The prior pond company indicated the grasses would be good. The City indicated they are not good and so did the current pond company.](#)
 1. Treated for minimal algae and invasive shoreline vegetation
 2. Very little trash to pick up
 3. Ponds look good even with the lack of water

d. Drainage report: Nicole Dommer - See attached

- i. 19851014_Huntingtontrails_Rec_Dwgs As Built from the City of Safety Harbor. [Nicole talked about the bottom of pond and top of bank elevations and is working on getting quotes to find out what our current elevation measurements are.](#)
- ii. Ponds As Built Enlarged.
- iii. 11-15-24 Drainage inspection from the City of Safety Harbor [Nicole summarized the report.](#)
- iv. Prohibited drainage connections [Discussed sending letters to homeowners that they must disconnect their prohibited drainage lines. Fertilizer free zone information should be on our website. Drainage Flow: See Page 4.](#)
- v. Nicole is working on getting quotes for work based on City of SH recommendations.

4. Old Business:

- a. Bubbler in pond 2 behind 923 Kingscote has not worked since the hurricanes, where is the power for it? [Jenny will ask electrician to come find it.](#)
- b. Quotes/estimates for replacing the entrance walls. [Discussed the purpose of this was to have a better estimate for insurance if walls were washed away or hit by a car.](#)
- c. Remove tree from preserve leaning on oak on property at 1110 Cheshire [Jenny is waiting on quotes.](#)

5. New business:

- a. Inspect drains quarterly.
- b. The City of Safety Harbor Commission will meet on Tuesday, January 21, 2025, at 7:00 PM at City Hall (rescheduled from Monday due to the Martin Luther King Jr. holiday). Public Works, the City Attorney, and a City Representative will present to request approval for drainage work on private property, following the Huntington Drainage Community Meeting in August 2024. City offices will be closed on Monday for the holiday. You can review the agenda item under "New Business #2" and view the full agenda using this link [City Commission Agenda 1-21-25](#)
Every property owner in each of the many Huntington communities is a stakeholder and is encouraged to either attend the January 21st meeting, or make your concerns known by reaching out to the Mayor and the City Commissioners.
- c. Trim trees. [Jenny and Nicole are getting quotes](#)

- d. New board members are needed.
- e. Discussed CD's maturing in March. Nicole will call to determine requirements.

6. Open Forum

7. Adjourn 8:38pm

Next Meeting: 4-22-25 6:00pm at 1024 Wyndham Way