

Board Meeting Minutes

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=ZDuMlqpJEHTj5WQaUOJ4lxlilFgzNC.1>

Meeting ID: 844 7428 2545 Passcode: 532778

1. Call to order and verify quorum 6:00pm
Nicole Dommer – President **Present**
Terri Haggerty – Vice President **Present**
Cindy Borrego – Secretary **Present**
Bill Crowe – Treasurer **Present**
Ameritech Representative **Dayna**
Kim Geiss/Shaina James – Architectural Committee
2. Approval of minutes from Board Meeting 1-12-2026
Approved by Terri Haggerty
Second by Cindy Borrego
3. Reports:
 - a. Treasurer's report
 - Revenue is approximately \$47,000 for Q1 and on budget.
 - Operating expenses remained within budget.
 - Legal expenses exceeded budget by approximately \$3,000.
 - Power washing project completed.
 - Cash balance increased by approximately \$4,000.
 - Funds consolidated into one financial institution.
 - New CPA firm engaged for reporting and taxes
 - b. Projects and Reserve Planning
 - Power washing completed.
 - Sidewalk and cement repairs are estimated at \$12,000.
 - Tree removal project planned.
 - Mulching and trimming completed.
 - Total project expenses are approximately \$55,000.
 - Wall painting is estimated at \$34,543 plus \$3,750 for railings.
 - Road replacement is estimated at \$246,000 projected for 2030.
 - c. Manager's report – Ameritech Community Association
 - Website and portal improvements are ongoing.
 - Violations monitored with focus on priority items.
 - Homeowners encouraged to report issues.
 - Pond maintenance and repairs completed (\$940).

- Seasonal conditions impacting pond levels.
- 4. Old Business:
 - a. Stormwater grant project ongoing (up to \$50,000).
 - b. Drainage inspections and improvements in progress.
 - c. Sidewalk hazards identified for repair.
 - d. Tree removal coordinated with sidewalk work.
- 5. New business:
 - a. Motion approved for \$25 monthly late fee.
 - b. 30-day grace period provided.
 - c. Collection timeline established (30/60/90 days).
 - d. Continued coordination with city on drainage.
 - e. Landscaping cleanup reminders to be sent.
- 6. Open Forum
 - a. Questions on amendment voting deferred to next meeting.
 - b. Discussion on flood mitigation and neighboring properties.
 - c. Encouragement to utilize grant opportunities.
- 7. Adjourn Nicole motioned, Terri second at 6:46p
Next meeting September 21, 2026 (Budget Meeting).
Next quarterly meeting is October 19, 2026.