

Huntington Trace Homeowners' Association, Inc.

Board of Directors Meeting – December 14, 2024

A quorum of the Board Members was present. Therefore, the meeting was called to order at 6:36 PM in the Conference room of the Safety Harbor Library – 1010 2nd Street North – Safety Harbor, FL 34695

Present: Tom Byrnes, Walter McCracken, Kerry Hudi and Lori Zabrocki
Absent: Adam McCranie
Also Present: Susan Marino, Monarch Association Management, Inc.

Treasurer's Report

Walter reviewed the November Financials. Three (3) delinquent accounts, notices have been sent. Cash in Operating \$30,468.58, Cash in Money Market Account \$39,627.14.

Approval of 2024 Budget - Following discussion:

***Motion by Tom to approve the Budget as presented, increasing the Quarterly Assessment to \$284.63 and one unit paying \$142.31, second by Walter.
Motion unanimously approved.***

Lengthy discussion ensued as to why one (not two) owner is only paying \$142.31/per quarter. Board asked Sue to look into the history of and bring to the Annual Meeting.

Approval of Minutes: September 18, 2023

***Motion by Tom to approve the Minutes of September 18, 2023, second by Lori.
Motion unanimously approved.***

Old Business:

Water Treatment – Discussion regarding report that the "little pond" near 1609 Huntington Lane is not being sprayed. Sue will contact Blue Water.

Pipe Cleaning and Dredging – Tom discussed the need to peruse bids. Discussion as to the cost could exceed \$40,000 which could result in a Special Assessment later in the year.

Update on Center Island and Other Landscaping – Work on the center island is scheduled to start next Tuesday. All palms have been trimmed, crepe myrtle and around-a-bout overgrowth cleaned out. The lift station quarterly inspection completed. Kerry was reimbursed \$570 for Irrigation Membership fee. Mascot Lawn Care repaired broken irrigation lines.

New Business:

Annual Meeting – 2024 Annual Meeting will be held on January 22, 2024 at 6:30 PM at the Safety Harbor Library.

Difficulty Signing onto Portal – Sue will refer to Cindy to contact them.

Architectural Change Applications - No new ARC applications submitted for review.

Being no further business:

***Motion by Tom to adjourn at 7:24 PM, second by Walter.
Motion unanimously approved.***

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem