

HIDDEN LAKES OF ST. AUGUSTINE HOMEOWNERS'
ASSOCIATION, INC.

Board of Directors Meeting

Thursday, August 27, 2015

I. CALL TO ORDER

Corey Sakryd called the meeting to order at 7:00 p.m.

II. ESTABLISH A QUORUM

A quorum was established with the presence of: Corey Sakryd, Barbara Lankford, Jim Lorentson, Norwood Clark and Ed Ross. Absent: Malcolm Robertson and Ross Arrowood.

Representing MAY Management Services: Sharon Stokes and Joi Usher.

III. APPROVAL OF MEETING MINUTES

Barbara Lankford made a motion to approve the July 23, 2015 minutes as written. Jim Lorentson seconded and motion carried unanimously.

IV. FINANCIAL REPORT

Paul Hayward provided the Financial Report ending July 31, 2015. There are four homes over 92 days delinquent in payment of dues.

V. MANAGER'S REPORT

Sharon Stokes reviewed the delinquencies, reported there are two new owners since the last meeting and reviewed the violations.

Sharon provided her Manager's Report:

- When we are notified that a violation has been corrected before it goes to the Hearing Committee we drive out to the property and verify that it's done. We then notify the Hearing Committee that it doesn't need to be acted on.
- Board Certification class was set up for interested board members on Aug. 25, 2015.
- Contacted the Association Attorney regarding the roads and the alleys. Emailed him the information and asked for a legal opinion. That legal opinion has been received and emailed to the Board.
- Attended Hearing Committee meeting on Aug. 5, 2015. They are now going to meet on their own at The Record Bldg.
- Insurance renewal proposal was forwarded to Corey and was renewed with Herbie Wiles Ins.
- We were going to go out to bid for the landscaping as previously discussed but we needed to go out and look at what the common areas were before we could do that. We will ask for 3 bids and have them before your next meeting.
- New Management contract was drafted and amended.
- The fountain is not working in pond two.
Barbara Lankford made a motion to have Jerry repair the fountain and if he cannot repair, Sharon will obtain bids for the repairs. Jim Lorentson seconded and motion carried unanimously.
- Several Board members will meet with Florida Emulsions next week to inspect the roads.
- Discussion followed regarding Joe Ankiewicz posting the June financials on the website, but to do so, homeowners need to be notified that the financials are available on the website. Sharon indicated homeowners can be notified via post card, which the Board agreed to.
- Sharon introduced her new assistant Joi Usher.
- Discussion ensued regarding the website.

VI. COMMITTEE REPORTS

- a. **ARB** – The committee received, reviewed and approved an application to install pavers along side of the house to the backyard.
- b. **Project Committee** – Paul Hayward provided the Project Committee Report.

Draft

- c. **Hearing Committee** – Carol Pershing provided details of a hearing that recently transpired. Carol stated one case the committee tabled was regarding parking issues, and said the C&Rs do not specifically address parking in the street or parking in the grass, but Statute 720 does and asked if that is within the committee's right, even though it is not specifically addressed in the C&Rs, because Statute 720 states we can expand on the C&Rs as long as it is approved by the Board. Discussion ensued. Research will be performed.

VII. OLD BUSINESS

- a. Common Grounds Road Repairs – Jim Lorentson reported repairs to roadway have been made and inspected, and is now ready to be paved. A homeowner, whose house borders the pond, complained about erosion occurring on her property and would like the Board to take responsibility to fix it before it gets worse. Jim stated Lee Lankford came up with the following possible low cost solutions to fix the erosion problem if the Board assumes the responsibility; dirt, rebar, bricks or bags of concrete to create a wall. Lawn Tamers provided an estimate of \$1,500.00. Who is responsible; homeowner or association was discussed. Sharon will have the pond inspected.
- b. Website Updates
- c. Management Contract – See motion made below.

VIII. NEW BUSINESS

- a. May Management Contract Extension (1 Year) – The Board reviewed and discussed May Management's contract. Sharon was complimented on a job well done. Corey Sakryd made a motion to accept the MMS contract. Jim Lorentson seconded and motion carried unanimously.
- b. Easement and Private Alley Review from Steve Faustini – Steve Faustini's legal opinion, along with Florida Emulsions' bid were reviewed and discussed. Corey Sakryd made a motion to proceed forward with FL Emulsions to do all of the work for the roads. The Board will determine later how to bill back after the road work is done by a motion of the Board. Jim Lorentson seconded and motion carried unanimously.
- c. ARB Committee Chair – Bob Nawrocki, ARB Committee Chair resigned from the committee this week. Corey Sakryd asked for volunteers to be on the committee. Judy Hensley volunteered. Jim Lorentson made a motion to approve and appoint Judy Hensley to the ARB Committee. Ed Ross seconded and motion carried unanimously.

IX. PRESIDENT'S COMMENTS

- Corey Sakryd stated the Board has spoken about the delinquencies.
- Three Board members attended a training seminar with Al LeBeau, and Corey indicated that within 90 days of assuming a Board position, the new members should attend a training seminar or sign a waiver. Sharon will schedule another training seminar for Malcolm Robertson, Ross Arrowood, Ed Ross and Norwood Clark. Sharon will also schedule an ARB seminar for ARB members and a financial seminar for anyone interested.
- The Board spoke about the website and making it look better.
- Everyone was made aware that there has been a rash of car break-ins in the community.

X. DATE OF NEXT MEETING – September 24, 2015 @ 7:00 p.m.

XI. ADJOURNMENT

A motion to adjourn was made by Corey Sakryd; a second was made by Jim Lorentson. Meeting adjourned at 8:20 p.m.

XII. OPEN FORUM

The Board entertained questions and comments from audience members.

vat