

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

Board of Directors Meeting
Thursday, September 24, 2015

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ESTABLISH A QUORUM

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

Representing MAY Management Services: Sharon Stokes.

III. APPROVAL OF MEETING MINUTES

Barbara Lankford made a motion to approve the August 27, 2015 minutes as written. Ross Arrowood seconded and motion carried unanimously.

IV. FINANCIAL REPORT

Paul Hayward provided the Financial Report ending August 31, 2015, reviewed the delinquencies and variances.

V. MANAGER'S REPORT

Sharon provided her Manager's Report for discussion:

- There are two new owners since the last meeting.
- Reviewed the violations.
- Board Certification class was set up for interested board members on September 15, 2015, but the instructor had to take his wife to the doctor so the class is being re-scheduled.
- ARB Seminar was scheduled for September 22, 2015 at 5:30 p.m.
- Finance Seminar was scheduled for September 24, 2015 at 4:00 p.m., but no one attended. Sharon will reschedule Finance Seminar.
- Received additional information regarding the legal opinion on the roads and it was forwarded to the Board.
- I attended Hearing Committee on September 16, 2015. Going forward if a Hearing is requested they will meet on their own at The Record.
- We asked the current landscape contractor to email us a description of what he does on property and the price he charges for all items. We have received that information and are putting the RFP together to go to bid. Sharon will obtain three bids after the Board reviews and approves RFP.
- We had John Kordic from Florida Landscape come out and evaluate the erosion at the pond. It's been determined that the erosion is coming from run-off from the roof of 205 N. Churchill. The owner will need to install gutters and run the down spout underground to the pond and that will stop the erosion. To correct the problem after the homeowner has installed gutters they will bring in a truck load of dirt and the re-sod the area at the cost of \$900.
- We are also having John Kordic look at an area behind 312 S. Churchill that Corey brought to my attention. He also mentioned the storm drain that is in front of 205 N. Churchill that needs some work.
- We set up an appointment for Jeff King from FL Emulsions to meet with Corey for the final walk around for the micro-surfacing of the roads and have contract that needs to be signed.
- Emailed the Board the Manager's Executive Summary.
- Sharon was made aware there is a big tree by the pond behind 205 that needs to be cut down.

DRAFT

VI. COMMITTEE REPORTS

- a. **ARB** – The committee did not meet this month. Jim Lorentson spoke about a homeowner's request to screen his shed, which will be discussed at the next meeting. Bob Nawrocki requested his name be removed from the website and on ARB documents.
- b. **Project Committee** – Paul Hayward provided the Project Committee Report and spoke about FL Elusion's road project and the payment terms. Jim Lorentson informed Paul Hayward that Vernon ____ and Jamie Jo ____ offered to let FI Emulsion use their side yard and explained why.

Paul stated at the last committee meeting, they reviewed and discussed the rules and forms for voting by owners, and mentioned May Management will be handling the election going forward. At the same above noted meeting, the committee also discussed the overnight parking rules, which are out of date. Paul indicated Corey Sakryd asked Carol Pershing to update the overnight parking rule. Carol informed Paul that the update is complete.

- c. **Hearing Committee** – Carol Pershing provided details of a hearing that recently transpired.

VII. OLD BUSINESS

- a. **Road Repairs** – An extensive discussion followed regarding alley owner responsibility, regarding the financial liability of the resurfacing of the alley.

VIII. NEW BUSINESS

- a. **168 N. Churchill Hearing Committee Appeal** – There is no appeal allowed through the Board on a Hearing Committee decision to impose a fine, but a fine has been imposed for the lack of compliance. Discussion took place. The Board recommended the Hearing Committee review the situation.
- b. **205 N. Churchill Pond Erosion** – The pond erosion, along with the drainage pipe in front of property was discussed at length, to include review of a photo. Malcolm Robertson made a motion to have Matthews Engineering evaluate 312 S. Churchill, 509 Chamberlain and 205 N. Churchill up to \$1,000. Ed Ross seconded and motion carried unanimously.
- c. **Sidewalk Repairs Near from Entrance** – Sharon described the problem to the Board. It was indicated per Florida law, homeowners are responsible for the sidewalk in front of their house and the first 15 feet from the road is HOA property. As a prudent person, the homeowner should make sure the sidewalk in front of their house is not a hazard. Ross Arrowood made a motion to table further discussion until the next meeting. Malcolm Robertson seconded and motion carried unanimously.
- d. **Road Resurfacing Contractor Final Walk Around** – Addressed above.
- e. **ARB Committee Chairman** – Jim Lorentson mentioned he is the only person who volunteered to be the Interim Chair of the ARB. Conversation ensued. Malcolm Robertson made a motion to table further discussion until the next meeting and to appoint Jim Lorentson as Interim Chair to the ARB. Norwood Clark seconded and motion carried unanimously.

IX. PRESIDENT'S COMMENTS

Jim Lorentson stated Corey Sakryd wants the Hearing Committee to work on Use Restrictions and create a Charter. Sharon will provide the committee with a sample Hearing Committee Charter.

X. DATE OF NEXT MEETING – October 22, 2015 @ 7:00 p.m.

XI. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.

XII. OPEN FORUM

The Board entertained questions and comments from audience members.