

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

Board of Directors Meeting
Thursday, July 23, 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, Malcolm Robertson, Ross Arrowood and Norwood Clark. Absent: Jim Lorentson.

Representing MAY Management Services: Sharon Stokes.

III. APPROVAL OF MEETING MINUTES

Barbara Lankford made a motion to approve the June 25, 2015 minutes as amended. Ross Arrowood seconded and motion carried unanimously.

IV. FINANCIAL REPORT

Paul Hayward provided the Financial Report ending June 30, 2015. Corey Sakryd stated the Board has not made the determination whether or not the Board needs to ask May Management to assist us in obtaining a loan to execute the roads, but as we are tracking, May Management Accounting Department is providing financial data on telling us how many homes are fully paid with both the special assessment and the annual assessment that is due.

V. MANAGER'S REPORT

Sharon Stokes reviewed the variances, the delinquencies, the violations and her Manager's Notes for discussion. Corey Sakryd stated he has noticed from last month to this month violations have narrowed down and we are making progress, and stated he appreciates the efforts Sharon put in towards correcting this. Sharon was informed that the play equipment/basketball goal violation issue was taken care of a few years back, as far as the allowance of them and what the rules regarding them. There was discussion. Sharon will close play equipment/basketball goal violations.

VI. COMMITTEE REPORTS

- a. **Common Grounds** – No report given due to Jim Lorentson's absence
- b. **ARB** - Bob Nawrocki reported the committee received, reviewed and denied a retroactive request, because of the issue of how close the bushes were to the property line, blocking the neighbor's access to their backyard. Sharon was requested to send a letter to 424 Chamberlain regarding this issue.
- c. **Project Committee** - Paul Hayward reported the committee met with May Management on June 4th and July 8th, and the objective was to improve services received according to the Contract. The committee had issues with receiving financial reports, lack of inspections and the delay to collect road assessments. Things have been getting better. Discussion ensued, which generated action items for follow-up. Extending May Management's contract month to month was considered. Sharon will follow-up on letter regarding continuing May Management's contract month to month. Other property management companies have been considered and two companies have been interviewed and another company will be interviewed next week. Paul Hayward created a list of property management services for the Board to review and make changes.
- d. **Hearing Committee** – Carol Pershing reported a hearing recently transpired, with only one out of three owners attending, who has started the process through contact with Sharon and with starting applications for lawn treatments. If treatment does not work the homeowner agreed to dig up the lawn and re-sod it. The other two residents did not show up; certified letters will be sent to owners who were not present. The next hearing is scheduled for August 5th. Carol reported a committee member resigned and Dean Addis volunteered to be on the Committee. Corey Sakryd asked Carol and her committee to review the almost year old Use Restrictions for Hearing Committee and make any changes necessary.

VII. OLD BUSINESS

- a. Common Grounds Road Repairs – Addressed above
- b. Website Update – Corey stated now that we have access to the website, Brandon will be asked to post the new ARB Requirements, the ARB Application letter and the May and June minutes to the website when available.
- c. Management Contract – Addressed above. Corey stated we have spoken with two companies and we talked about nuances between services that they provide. We have noticed a vast improvement in the quality of service from our current contract holder, May Management. May Management is making progress with the Compliance Report. We have caught up with Tracking the special assessment and the annual assessment is out. Right now, the answer to go month to month will be obtained. We are in a good spot with regards to the roads. They have reached out to HLH's lawyer, the same lawyer who ratified HLH's C&R's in 2013.

VIII. NEW BUSINESS

- a. Hearing Committee Vacancy – Barbara Lankford made a motion to approve appointing Dean Addis to the Hearing Committee. Ross Arrowood seconded and the motion passed unanimously.

IX. PRESIDENT'S COMMENTS

Corey Sakryd stated the Board has spoken about the management contract, the roads and the Micro-surfacing of the roads. Please encourage your fellow residents to access the website to review minutes and reach out to fellow residents to address the Board if they have any issues, especially before it goes to the ARB.

X. DATE OF NEXT MEETING – August 27, 2015 @ 7:00 p.m.

XI. ADJOURNMENT

A motion to adjourn was made by Malcolm Robertson; a second was made by Ross Arrowood. Meeting adjourned at 8:02 p.m.

XII. OPEN FORUM

The board entertained questions and comments from audience members.