

**HIDDEN LAKES HOMEOWNERS' ASSOCIATION, INC.**

A Corporation Not for Profit  
c/o MAY Management Services, Inc.  
5455 A1A South  
St. Augustine, FL 32080

**NOTICE OF MEMBERS ANNUAL MEETING  
AND  
ELECTION OF DIRECTORS**

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**FINAL NOTICE**

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NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida's Homeowners Association Statutes, that the annual meeting of members will be held at the following date, time and place.

**DATE:** Thursday, May 28, 2015  
**TIME:** <sup>7:00</sup>~~6:30~~ pm  
**PLACE:** The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

Concurrent with the Annual Meeting, There are seven (7) candidates for seven (7) openings for directors on Hidden Lakes Board of Directors to serve a one-year term.

Pursuant to §720.306(9), F.S. (HB 7119) Nominations from the floor are not required if the election process allows candidates to be nominated in advance of the meeting and an election is not required unless more candidates are nominated than vacancies exist/

Should you have any questions regarding the Annual Meeting and Election or any other Association business, please call me at (904) 461-9708 ext 212.

HIDDEN LAKES HOA, INC.

BY: **Sheila Johnston**  
Community Association Manager  
Dated this 8<sup>th</sup> day of May, 2015

# HIDDEN LAKES HOMEOWNERS' ASSOCIATION, INC.

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## Final Agenda

**DATE:** Thursday, May 28, 2015

**TIME:** <sup>7:00</sup>  
~~6:30~~ PM

**PLACE:** The St. Augustine Record  
One News Place  
St. Augustine, FL 32086

- i. CALL TO ORDER @ <sup>7:00</sup>~~6:30~~ PM
- ii. ESTABLISH A QUORUM
- iii. PROOF OF NOTICE
- iv. APPROVAL OF 2014 MINUTES
- v. LAST CALL FOR BALLOTS
- vi. SELECTION OF ELECTION MONITORS
- vii. SPECIAL ASSESSMENT UPDATE
- viii. PRELIMINARY BUDGET PRESENTATION – BUDGET MEETING June 25<sup>th</sup>.
- ix. OPEN FORUM – Please use the sign in sheet for topic.
- x. ANNOUNCEMENT OF 2015 BOARD OF DIRECTORS
- xi. ADJOURNMENT

**There will be a brief Organizational Board Meeting immediately following the Annual Meeting.**

Hidden Lakes of St. Augustine  
HOA Board Meeting  
5/28/2015

**Board Members**

Ross Arrowood  
Judy Ashley  
Norwood Clark  
Paul Hayward – President  
Barbara Lankford  
Jim Lorentson – Vice President  
Malcolm Robertson

Secretary – Bob Nawrocki

Homeowners - 14

The April meeting minutes were approved on a voice vote

**President's Message**

President Hayward stated that this meeting was primarily about the election of Board members.

Sheila Johnston, May Management HOA Manager, left May Management May 14<sup>th</sup>. A new manager was appointed.

The election committee retired to count ballots

The president reported on the road issues. The committee will be meeting with May Management to review validity of existing estimate and costs.

Bills for the special assessment did not go out on time. Bills will be created and sent to all homeowners. Those who have already sent checks they will receive a receipt.

Budget will be sent after the June meeting.

Jim Lorentson will be meeting with Landon Homes regarding damage caused by trucks. Aquatic systems placed 50 carp in the various ponds to eat algae. The ponds are looking good with some minor problems noted.

**Open Forum**

The issue of ownership of the alleys and access roads was raised by a number of new homeowners. They stated that there were never notified that they owned and were responsible for the roadway. The fence was damaged by Landon and never repaired. The homeowners were upset to be receiving a special assessment for common roads and then have to pay additional amounts for the alley and access roads. Mr. Hayward pointed out that the HOA does not own the access road or the alleys. We cannot pay for work done on private property.

It was decided this will be further discussed at the next meeting.  
It was suggested that a standard, small sized realtor sign be required rather than the large signs now being used.

The election results were announced. The new board is  
Ross Arrowood  
Jim Lorentson  
Norwood Clark  
Barbara Lankford  
Corey Sakryd  
Malcolm Robertson  
Ed Ross

Officers are  
Jim Lorentson – President  
Corey Sakryd – Vice President  
Paul Hayward – Treasurer  
Barbara Lankford – Secretary.

Meeting adjourned at 8:15 PM.