



Rolling Hills Master Homeowners Assoc.  
The Cottages at Hidden Lakes Homeowner's Assoc.  
Rolling Hills Phase Three Homeowners Assoc.

PO Box 860013, St. Augustine, Florida 32086

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Date of notice August 27, 2012

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards

Date: Saturday, September 8, 2012

Time: 10:30am

At: **St. Johns County Library – Anastasia Island**  
**124 Sea Grove Main Street**  
**St. Augustine Beach, FL 32080**  
**(904) 209-3730**

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## AGENDA

President's opening comments

Common Grounds Report

Management Committee Report

Treasurer's Report

ARB Report

Merger Committee Report

Voting

The board will vote on whether to begin sidewalk construction this fiscal year. This item was not covered in the 2012 budget.

The proposal is to complete sidewalks along Churchill Drive on corner lots at both ends of Chadwick Drive.

Closing Statement

Next meeting is Saturday, December 8, 2012

Hidden Lakes Homeowners Association  
Quarterly Meeting Minutes  
September 8, 2012

Board Members

Phase 1

Paul Hayward – Vice President

Buddy Putnam

Dave Ward

Phase 2

Tom Curvel – Treasurer

Phase 3

Jack Higgins – President

Greg Annucci

Bob Nawrocki – Secretary

Absent

Norwood Clark

Jane McDaniels

Malcolm Robertson

**President's Message – Jack Higgins**

The President reported that work of moving the 3 homeowners associations into a single organization is moving forward and that there will be a vote early in 2013. He also reported that the next Homeowners meeting will take place on December 8, 2012 at 10:30 AM in the community room of the Anastasia Island Branch Library.

**Grounds – Dave Ward**

It was reported that the annual road work was completed. The contractor suggested that the oldest sections of the roads will require resurfacing in the future.

There was a discussion about additional work being done to the entrance irrigation system. The system needs to be divided into separate zones and the battery operated sprinklers tied into the main system. It was pointed out that there was money allocated for this in the current budget.

**Management Committee – Paul Hayward**

The rain has helped issues with the lawns, though there are still complaints about dollarweed and lawn clippings in the street.

The 1 Bestcon lots received violations because of uncut grass. The lawns were cut just before the meeting.

A large leased truck and trailer was parked in the alleyway. The vehicle was fined and owner notified to remove the vehicle.

Lake Doctors have used the maximum amount of chemicals in the ponds but they contain algae. Tilapia fish will be installed to see if that helps the issue.

### **Treasurer – Tom Curvel**

FY 2012-2013 net deposits	\$19,993
Surplus from last FY	\$32583
Total funds available 8/31/2012	\$52, 576
Less Accumulated FY 2012-2012 Expenses	\$ 8,801.79
Balance as of 8/31/2012	\$43,774.21

### **Annual Assessment Collections Update**

Total billed	\$37,859
Total received	\$20,038
Total still due	\$17,821

### **Merger – Greg Anucci**

The rewrite of the C&R documents is completed and has been reviewed by the Association's attorney. Copies will be mailed to everyone for their review. The document is fair to everyone. There will be a meeting to specifically answer questions about the C&R document. There will be a single vote held in January 2013. A vote for the merger will constitute acceptance of the C&R document.

### **Portable basketball hoops.**

The homeowner at 508 applied for permission to have a portable basketball hoop. The ARB denied permission based on existing ARB rules. This was appealed to the Board of Directors and the Board is voting on whether to uphold the ARB ruling. A yes vote means that the ARB ruling is upheld and the portable basketball hoop is not allowed. A no vote means that the ruling is overturned and the portable basketball hoop is allowed.

### **1. Request to overturn the ARB ruling on a portable basketball hoop at 508 Chadwick.**

Phase 1	
Paul Hayward	No
Buddy Putnam	No
Dave Ward	No
Phase 2	
Tom Curvel	No
Norwood Clark	No via email
Jane McDaniel	No via email
Phase 3	
Greg Annucci	No

Jack Higgins Yes  
Malcolm Robertson No

The ARB ruling is overturned and the portable basketball hoop allowed at 508 Chadwick.

2. Paul Hayward then moved that Rules for the use of a temporary basketball hoop be approved for the hoop at 508 Chadwick.

- Hoop is permitted, subject to these restrictions
- Hours of operation restricted to 9:00 AM through 9:00 PM daily
- Units must be assembled and used according to the manufacturer's instructions
- The unit must be maintained in a safe and attractive condition. This includes a net in good condition, no peeling paint, mold, or stains, all connections tightened, the rim leveled and the base sufficiently weighted.
- Units may only be placed on either side of the driveway at least 15 feet from the street.

These rules remain in place until approval of changes to existing 1.12 ARB rule.

Phase 1

Paul Hayward Yes  
Buddy Putnam Yes  
Dave Ward Yes

Phase 2

Tom Curvel Yes  
Norwood Clark Yes via email  
Jane McDaniel Yes via email

Phase 3

Greg Annucci Yes  
Jack Higgins No

The motion passed.

Meeting adjourned 11:30 AM.