



Hidden Lakes of St. Augustine Homeowners Association, Inc.
PO Box 860013, St. Augustine, FL 32086

Date of Notice: June 13, 2014

Meeting announcement to all owners in the Hidden Lakes Community:

Subject: General meeting of owners and HOA board
Date: Thursday, June 26, 2014
Time: ARB meeting starts 6:30pm, General Meeting starts 7:00pm
At: **The Record Building**
One News Place
St. Augustine, FL 32086
(904) 829-6562

AGENDA

NOTICE: The 2014 Annual Assessment will be considered at this meeting.
The proposed budget includes a 10% increase in the Annual Assessment to: \$317.90

Approve minutes from May 22, 2014 Meeting

Opening statement

May Management Report and Q&A - Our property manager – Sheila Johnston
Collections, C&R enforcement, quotes for projects,

Common Grounds

Nomination and board vote for the new Common Grounds Chairman

Treasurer report

ARB report

Budget for 2014

Discussion and Board vote to adopt the Budget and set the Annual Assessment.

Fines for C&R Violations

Project Committee report and discussion

Closing

Next meeting: Thursday, July 24, 2014, 7:00pm at the Record Building.

**Hidden Lakes of St. Augustine Homeowners Association
Board Meeting
June 26, 2014**

Board Members

Arrowood, Ross
Ashley, Judy
Hayward, Paul - President
Lankford, Barbara
Lorentson, Jim – Vice President

Officers

Curvel, Tom – Treasurer
Nawrocki, Robert – Secretary

May Management

Johnston, Sheila

Homeowners – 19

Approval of Minutes of the May 22nd Meeting

There were no changes to the minutes as written. Approval of the minutes were moved and seconded. The minutes were approved on a voice vote.

President's Message- Paul Hayward

I want to thank you all for attending.

This is the 5th meeting of the year. It is also our 1st budget meeting of the merged HOA and the 1st full meeting of the 2014 board.

We will be following the normal format of committee reports with open discussions as needed. We ask you to keep your questions related to the subject matter at hand.

After reports are completed we will take general questions from members and discuss as needed. We will cut this discussion off around 8:00pm and go to the Budget and Fines section of the meeting.

The Budget will be discussed and include questions and answers. We will conclude with a vote to adopt or amend the budget and a vote to set the amount of the annual assessment.

Finally we will continue last meeting's discussion about fines. The Project committee did meet on June 12 and did come up with a procedure. However upon review, we decided that it needed changes to improve acceptance among owners. We will try again in July.

There will not be a vote on fines at this meeting.

May Management Report – Sheila Johnston

Sheila reported she is getting caught up and will begin doing physical reviews of the properties in the development. She would be reviewing the condition of properties.

Collections are up, more than one half of the delinquent homeowners are now current. There is still \$6,000 in the accounts receivable. There is approximately \$50,000 in the bank.

The issue of the condition of the roads was discussed. Sheila said that the roads were wearing badly. If work is not done on them soon then road rebuilding will be needed rather than less intensive work. She suggests that the association look at micro abrasion, a process where a small amount of road is removed and the road is covered by a thin layer of new pavement. Rebuilding will entail removing all the asphalt, and relaying the pavement would cost 4 times micro abrasion. The micro abrasion process will last 10-15 years. Cost is in the neighborhood of \$50,000 to \$60,000 depending on work that needs to be done.

Mr. Hayward stated that the cost is doable in the next 2 years. Phase 1 roads are about 17 years old, Phase 2 12 years and Phase 3 9 years. The County has no interest in taking over our roads. The roads will be worked on in 2015. It may be necessary to hold some existing projects to save money for the roads.

A homeowner suggested that a scope of work on the roads be published and that more than one bid sought. A scope of work will be done and for a job as major as this, three bids are required.

Mr. Hayward asked if an engineer is needed to review the roads? Sheila said that she knows the County roads person, Tommy Mashburn and she would ask him to look at our roads.

Ms. Ashley asked is the property review would be looking at the backyards, no only those properties that are visible.

Mr. Hayward asked if a violations report will be sent out? He requested that it show a history of repeats or problem offenders. This is needed to determine if fines are required.

Mr. Hayward stated that there are 4 homeowners who owe the association more than \$1,000 in past assessments, what happens if they do not pay after a lien is placed on their property? Sheila stated that the Board can approve a money

judgments against the delinquent homeowners. Money judgments' shows up on credit reports and impair the homeowner's ability to obtain credit.

Grounds Committee

Mr. Hayward nominated Mr. Lorentson to replace Mr. Ward, who is no longer on the board, as chair of the Grounds Committee, Mr. Arrowood seconded.

Vote on the Motion

Mr. Arrowood – Yes

Ms. Ashely – Yes

Mr. Hayward – Yes

Ms. Lankford – Yes

Mr. Lorentson – Yes

Motion carries.

ARB Report – Bob Nawrocki

The ARB committee reviewed three applications and all three were approved.

Budget Discussion – Paul Hayward

Homeowner Questions and Concerns

Does Landon Homes pay HOA fees? Yes Landon pays the annual assessment

A homeowner stated that a 10% in HOA fee is a problem, he has not had a raise in several years and the cost of living is only going up around 1.8%. Mr. Hayward stated that concerning the expenses coming up \$28.00 was not excessive.

Ms. Ashley asked about how the insurance was expensed. It is paid twice a year and it covers Liability insurance and Directors and Officers insurance.

A homeowner stated that he has several young children and that people on North Churchill speed consistently. He would like us to consider speed bumps. Mr. Hayward replied that speed limit signs will be put up and speed bumps can be considered.

Sheila suggested that if you know who is speeding, neighbors should remind the speeders that children play in the area and to hold the speed down. If there are vehicles that consistently speed notify Sheila.

The orange painted telephone pole stuck in the entrance was discussed. It was put there because vehicles drove over the grass on the corner and keep breaking the sprinkler heads. The repairman put up the pole, he had fixed the sprinkler and when he went for parts and returned it had been broken again. There was a discussion of large boulders, cement planters or fence be put up to keep people from cutting the corner. The Grounds committee was tasked with making suggestions for the pole replacement.

There was continued discussion about the increase in the assessments by 10%. One person asked if payments could be spread out over more than 4 months. This is not practical. Other homeowners supported the increase and others did not want it.

Paul Hayward stated that the association needs to get the roads fixed up now at one price or pay much more later. The budget includes the 10% assessment increase to insure we can pay for the work now.

A homeowner asked if the assessment could go up again next year? Per the C&Rs the assessment can be raised by 10% if needed. Another homeowner pointed out that we cannot let the neighborhood fall apart and felt the 10% increase was okay.

Mr. Hayward called for an end to the discussion of the budget. Mr. Hayward moved for approval of the budget Mr. Lorentson seconded.

Vote on the Motion

Mr. Arrowood – Yes
Ms. Ashely – Yes
Mr. Hayward – Yes
Ms. Lankford – Yes
Mr. Lorentson – Yes

Motion passed

Mr. Hayward moved for approval of the increase in the assessment of 10%, Ms. Lankford seconded.

Vote on the Motion

Mr. Arrowood – Yes
Ms. Ashely – Yes
Mr. Hayward – Yes
Ms. Lankford – Yes

Mr. Lorentson – Yes

Motion passed.

There was a general discussion of the issue of fines. While most homeowners are diligent about taking care of their properties others consistently fail to keep their properties in good repair. There was discussion about whether the fine system would hurt good owners. As long as the owners lets Sheila know that they are working on correcting their problems there won't be a fine. When homeowners don't acknowledge or respond to the letters then the fines process will be implemented. Due to time shortages the discussion on fines was continued to the next meeting.

Meeting adjourned at 8:50 PM.

**HIDDEN LAKES OF ST. AUGUSTINE HOA
PROPOSED BUDGET
FOR THE PERIOD JULY 1, 2014 - JUNE 30, 2015**

		2013-2014 BUDGET	ACTUAL 03/31/14	PROJECTED 06/30/14	2014-2015 BUDGET	
REVENUE						
G/L #						
4110	Assessments - Annual	37,859	28,394	37,859	41,645	(Annual Fee increases 10% to \$317.90)
4113	Collection Fee Income	-	700	1,450		
4114	Late Fee Income	-	521	695		
4116	Abandoned Property Maintenance	-	-	-		
4410	Interest Income	-	13	17		
4955	Fines Income	-	-	-		
	TOTAL REVENUE	37,859	29,629	40,021	41,645	
EXPENSES						
GENERAL AND ADMINISTRATIVE						
5020	Bad Debt Expense			-	1,000	
5110	Tax Preparation			-		
5120	Insurance	3,350	1,887	2,696	3,400	
5130	Legal & Professional / Collections	1,000	2,570	3,320	1,500	
5140	Management Contract	10,100	7,836	10,980	11,000	
5155	Annual Corporate Report	63	-	61	70	
5160	Office Supply /Postage /Copies	2,180	1,303	1,737	2,000	
	TOTAL GENERAL AND ADMINISTRATIVE	16,693	13,596	18,794	18,970	
MAINTENANCE & REPAIRS - Common Area						
6010	Landscape Contract	3,700	2,516	3,355	3,500	
6020	Abandoned Property Maintenance		210	280		
6025	Landscape Improvements	750	488	651	-	
6040	Pond Maintenance Lake Dr.	3,780	2,835	3,780	2,500	
			-	-	-	
6510	General Repairs & Maintenance	1,000	1,161	1,547	1,500	
6520	Sidewalk Repairs	6,000	-	-	6,000	
6530	Signage	400	-	-	400	
6540	Road Repairs - Sealing	3,800	-	-	3,800	
	Pond Fountain		4,500	4,500		
	Fence Rpair & Paint		890	890		
	Irrigation Maintenance		1,098	1,098		
	Sidewalks Completed					
	TOTAL GENERAL MAINTENCE	19,430	13,698	9,613	17,700	
UTILITIES						
7020	Electric - Entry Light/Irrigation		199	342		
7030	Electric - Street Lights	4,300	3,184	4,246	5,500	
7050	Electric - Fountain, Pump/Lights		506	868		
	TOTAL UTILITIES	4,300	3,890	5,456	5,500	
	TOTAL OPERATING EXPENSES	40,423	31,184	33,863	42,170	
	CURRENT YEAR SURPLUS (DEFICIT)	(2,564)	(1,555)	6,158	(525)	
	BEGINNING FUND BALANCE	46,852	46,852	46,852	53,009	
	INTERFUND TRANSFER					
	ENDING FUND BALANCE	44,288	45,296	53,009	52,484	
	*Bad Debt = Farwell					
Projects this year:						
	Pond fountain	4,400	Apr 30th	Fountain Design Group Acct 6040		
	Electric for fountain	100	Not paid yet!	Smith Electric		
	Fence repair & paint	890	Not paid yet!	Pelican Fence Jan acct ??		
	Irrigation Maintenance	1,098	Sep & Oct 2013	East Coast Well #6050		
		<u>6,488</u>				
3/31/2014	Cash	51,770				
	Assessments Receivable	8,314				
	ASSETS	<u>60,084</u>				