



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

Date of Notice: April 22, 2014

Meeting announcement to all owners in the Hidden Lakes Community:

Subject: General meeting of owners and HOA board
Date: Thursday, April 24, 2014
Time: General Meeting starts 6:45pm
At: **The Record Building**
One News Place
St. Augustine, FL 32086
(904) 829-6562

AGENDA

Approve minutes from March 27, 2014 Meeting

Opening statement

Election update, 2014 Board Candidate List
New document distribution
Garage sale update
Painting the entranceway sign. – delayed to May
Security issues

Landon Homes update

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

Common Grounds report

Update projects: Entranceway fence, Curb protectors, Road Maintenance

Treasurer report

ARB report

Old business

Mail box clean-up. One remains to be done – volunteer needed.
Should liens be filed for late assessment payments? (Board Vote).
Discussion and (Board Vote) on whether to begin assessing fines for C&R violations.

New business

Parking Regulations change 4/20/14, Definition of commercial vehicle (Board Votes).
Security issues- discussion and (Board Vote) on whether to form a committee to
research and make recommendations.
Identify projects for the 2014 budget.
Mail summary list of C&R rules to all renters.

Closing

Next meeting: Thursday, May 22, 2014, 7:00pm at the Record Building. **ELECTION**

**Hidden Lakes of St. Augustine Homeowners Association
Board Meeting
April 24, 2014**

Board Members

Paul Hayward - President
Greg Annuci – Vice President
Norwood Clark
Jim Lorentson
Jane McDaniel
Malcolm Robertson
Dave Ward

Other Officers

Bob Nawrocki – Secretary

May Management

Ginger Matlock
Sheila Johnston
Sara Stallings

Homeowners – 10

Meeting was called to order at 6:50 PM

The minutes of the previous meeting were reviewed. Mr. Robertson moved approval, Mr. Ward seconded and minutes approved on a voice vote.

President's Message

Welcome to the 3rd HOA meeting of 2014. Thank you for your participation. Our last meeting was March 27th and the next one will be May 22nd which will deal with the board election and election of officers for 2014.

Sidewalks: Jean is supposed to get us some quotes. The board would then vote whether to make this a long term commitment or just fund the funds needed for a 2014 project.

Fines: Jean is supposed to write out the details of what they need: Specifically the dollar amount and when it would be applied. I did not receive this yet.

Even if we approve fines, they cannot be implemented until we find 3 members to hold public hearings as to whether fines should be applied in each case.

Proceed with liens and Walter Farwell. The board should vote whether to take this action for all delinquent owners or to set a threshold i.e. to people who owe more than one year. This does not mean we have to actually foreclose. I would ask the board to vote on actual foreclosure separately. I would imagine that actual foreclosure would be expensive and would trigger a payment or a bankruptcy. We need estimated costs from Jean.

Security: Tabled at the last meeting. I think we need to have a discussion if just to identify where the HOA fits in. There should be roles for the Neighborhood watch, police and the HOA to make our neighborhood a less desirable target. Bob informed me that there were 4 reported cases in the last 6 months. I'm sure we had more incidents but they probably were not reported.

I asked Dottie, Melissa to attend and share their thoughts at the meeting. They were not able to attend.

A satisfactory result would be to choose a board member to handle security issues. We need to do this now so security costs or projects can be put in the 2014 budget.

Board Candidates update. There are now 4 new owners running for the board. They are Ross Arrowood, Judy Ashley, Chris Thiele, and Barbara Langford.

This will make 8 candidates for the 7 open board positions.

Current members who are running are: Norwood Clark, Jim Lorentson, Malcolm Robertson and Paul Hayward.

I want to thank all of these owners for volunteering and taking the time to help and guide our community,

New Homes Update

Landon Homes completed two additional homes and will build more as homes are sold. They anticipate an upturn in home sales.

Mr. Massie sold his project to another developer who will complete this project.

May Management Report

Ms. Matlock introduced Sheila Johnston as the new property manager for Hidden Lakes; she introduced Sara Stallings who will assist.

There was then a discussion about the process of placing liens on properties that were over 90 days overdue on their assessments. Properties that are overdue receive intent

to lien letter; this often results in the property owner in becoming current on their assessments. Once a property becomes 90 days overdue the property will be overdue. The cost of \$125 for the lien is assessed against the homeowner.

A motion was made and seconded to allow May Management to issue liens against those homes that are 90 days overdue.

Vote

Paul Hayward - Yes

Greg Annuci - Yes

Norwood Clark - Yes

Jim Lorentson - Yes

Jane McDaniel - Yes

Malcolm Robertson - Yes

Dave Ward - Yes

Motion passes.

Sara and Sheila made a ride around the neighbor and noted existing problems, the majority of problems appear to be landscaping related. A series of problem letters will be sent out to homeowners whose property upkeep needs improvement.

Mr. Clark pointed out that fines are needed to insure that properties are kept up.

Common Grounds Report

Mr. Ward reported that many of his issues, sidewalks, FPL right of way etc. were on hold until he received bids or information from May Management.

Treasurers Report

Ms. Matlock reported that as of April there was \$50,335 in the bank and \$7,000 in accounts receivable.

ARB Report

Mr. Nawrocki reported that five ARB requests were approved at the latest ARB meeting.

Old Business

There was no old business

New Business

Parking Regulations

Mr. Hayward opened a discussion on changes to the parking regulations. Ms. Matlock reported that fines usually worked but towing causes problems. After some discussion it was agreed to continue this discussion at the next meeting.

Security Issues

Mr. Hayward opened a discussion on security issues. Since October there have been a number of cars whose interiors were gone through during the night. Some of these were reported but others were not. Also a vehicle was stolen during the same period. Ms. Matlock suggested off duty police officers can be hired to patrol the neighborhood at random times. Also homeowners should be reminded to lock their cars, have motion sensor lights and outside lights on to discourage crime. This discussion will be continued next meeting.

2014-2015 Budget

There was a discussion of possible projects for the next budget cycle including extra street lights, sidewalks and road repairs.

Yard Sale

The upcoming yard sale was discussed. Signs were being put and information put out on Craigslist.

Motion to adjourn made by Mr. Robertson and seconded by Mr. Clark. Motion approved on a voice vote. Meeting adjourned on a voice vote.