



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

Date of notice December 1, 2012

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards
Date: Saturday, December 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

AGENDA

President's opening comments

ARB Report

Treasurer's Report

Merger Committee Report

Discussion of Owners Comments regarding the New C&R Document

Board Vote:

Whether to approve the new ARB Rule 1.10 change that allows temporary basketball hoops

Whether to approve the Merger and new C&R Document

Closing Statements

Next meeting is Saturday, March 23, 2012

**Hidden Lakes Homeowners Association Meeting
December 8, 2012**

Attendees

Phase 1

Paul Hayward – Vice President

Buddy Putnam

Dave Ward

Phase 2

Norwood Clark

Tom Curvel – Treasurer

Jane McDaniel

Phase 3

Greg Annucci

Jack Higgins – President

Malcolm Robertson – Absent

Bob Nawrocki – Secretary

6 Homeowners in attendance

ARB – No Report

Treasurers Report

FY 2012-13 Net Deposits	\$33,633.45
Balance Surplus 2010-2011	\$32,583.00
Total Funds 11/30/2012	\$66,216.45
FY 2012-13 Expenditures	\$17,513.93
Balance as of 11/30/2012	\$48,702.52

Management Committee

Merger Report

Mr. Hayward reported that the draft C&R's were sent out to all the homeowners. Out of 131 properties we had a response rate of 40%. The merger committee reviewed the responses and where required changes were made. The committee appreciated the fact that homeowners had reviewed the documents and were willing to provide feedback.

The vote on the merger will involve a combined vote on the plan to merge and the C&R documents. The merger vote will begin in mid January 2013.

There was a question about the minimum length of rental agreements. The board discussed this issue and recommended no changes to the C&R.

There was another discussion about the characteristics of the three neighborhoods in our community. The C&R is silent on this it is regulated by the ARB rules.

Motions

ARB rule 1.10

- a. 1.10 General
- b. Skate Board jumps will not be permitted in the front of properties.
- c. Permanent (cemented in) basketball hoops are not permitted.
- d. Temporary (portable) basketball hoops may be permitted subjected to the following restrictions:
- e. Hours of operation are restricted to 9:00AM through 9:00PM.
- f. The unit must be installed and used according to the manufacturer's instructions.
- g. The unit must be properly maintained: no peeling paint, mold or stains, all connections tightened and the base sufficiently weighted. A net must be always be installed on the rim and must be replaced when worn or torn. (Basketball hoop cannot be used without a net installed)
- h. Units may only be placed on either side of the driveway, and must be at least 15 feet from the street.
- i. An ARB request form must be submitted for permission to install a temporary (portable) basketball hoop.
- j. Any structures not mentioned above, including recreational structures and children's play structures erected in rear yards cannot be visible from the street and are subject to ARB approval prior to their installation. Any temporary structures or apparatus must be taken down within 48 hours. An example would be a "party tent" set up for a celebration.

The motion was made by Jane McDaniel and second by Buddy Putnam.

Vote

Paul Hayward	Y
Buddy Putnam	Y
Dave Ward	Y
Phase 2	
Norwood Clark	Y
Tom Curvel	Y
Jane McDaniel	Y
Phase 3	
Greg Annucci	Y
Jack Higgins	Y

Motion passed

Motion to approve changes made to the C&R
Moved by Buddy Putnam and seconded by Dave Ward

Vote	
Paul Hayward	Y
Buddy Putnam	Y
Dave Ward	Y
Phase 2	
Norwood Clark	Y
Tom Curvel	Y
Jane McDaniel	Y
Phase 3	
Greg Annucci	Y
Jack Higgins	Y

Motion passed

Motion to approve the Plan of Merger and the C&R documents as changed.

Motion made by Buddy Putnam and seconded by Greg Annucci.

Paul Hayward	Y
Buddy Putnam	Y
Dave Ward	Y
Phase 2	
Norwood Clark	Y
Tom Curvel	Y
Jane McDaniel	Y
Phase 3	
Greg Annucci	Y
Jack Higgins	Y

Motion passed

In his closing statement President Higgins asked everyone to approve the merger.

Next meeting will be held at the Anastasia Branch of the St. Johns County Public Library on March 23, 2013

Meeting adjourned at 11:45 AM