



Hidden Lakes of St. Augustine Homeowners Association, Inc.  
c/o May Management Services, Inc.  
5455 A1A South  
St. Augustine, FL 32080.

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## Board of Directors Meeting Minutes

April 28, 2016

### I. Call to order

The meeting was called to order at 7:00 p.m.

### II. Establish a Quorum

A quorum was established with the presence of: Jim Lorentson, Bob Nawrocki, Malcolm Robertson, Norwood Clark and Nick Pasqualino. Absent: Ed Ross and John Danniello.

Representing MAY Management Services: Sharon Stokes

### III. Approval of Minutes: March 24, 2016

Jim Lorentson made a **motion** to approve the 3/24/16 minutes. Nick Pasqualino seconded and **motion** carried unanimously.

### IV. Open Forum (limited to 3 minutes per person)

Owners that signed up at the beginning of the meeting were allowed to speak for 3 minutes each. Discussion included:

- Repercussions if the state took over the Association
- The possibility of forming a Welcome Committee – Resident who brought item up will bring a list of duties/proposed members to the next meeting.
- Previous President of the Board has moved back into the area and is having some health issues. Owners asked to send cards or visit him.

### V. Manager's Report

Sharon Stokes gave an overview of her written report that was given to the Board.

### VI. Financial Report

Variances and delinquencies were provided in Sharon's Manager's Report.

### VII. Committee Reports

a) ARB – The committee has approved 2 requests at the last meeting. There is currently one outstanding submission that didn't make the deadline. A special meeting will be held to review the request.

b) Hearing (Enforcement Committee) – The committee members have been trained and can now begin holding hearings. Two more members are needed. Malcolm Robertson made a **motion** to appoint Amy Falvo to the Hearing Committee. Bob Nawrocki seconded and **motion** carried unanimously.

c) Reserve Study Committee – Committee has met again. The committee felt a budget was needed prior to having the reserve study done. Drainage seems to be the biggest projected reserve expense. Metro Rooter attended

Approved

the meeting and will be providing information on projected drainage project expenses and also costs for a monthly maintenance plan. Discussion followed.

**VII. Old Business**

a) "Dollar amount threshold" regarding the filing of property liens – The Board voted to set a threshold dollar amount for filing liens at the last board meeting. Sharon reviewed information provided by the Accounting Manager, who felt that putting a dollar amount threshold on filing liens would not be beneficial to the Association. Bob Nawrocki made a **motion** to set the "dollar threshold" for filing liens at \$250 for assessments and special assessments, but not for owners on a payment plan. Malcolm Robertson seconded and **motion** carried unanimously.

b) Discussion regarding future sources of revenue – raising annual assessment vs. Special assessments

**VIII. New Business**

a) Annual Homeowners Meeting & Election – Meeting will be held May 26<sup>th</sup>. Owners will vote for the new Board of Directors at this time. The first notice has been mailed. Owners are encouraged to return their proxies and run for the Board if they're interested.

b) Ducks on Pond 2 – Discussion followed regarding the ducks. Nick Pasqualino made a **motion** to appease the homeowners and put moth balls around the homes with owners that are concerned about the ducks nesting at their property and allow the ducks to stay until the end of their natural life then enforce the CCR's regarding no poultry. Malcolm Robertson seconded and the **motion** carried with all in favor except Malcolm Robertson and Jim Lorentson, who left the meeting.

**IX. President's Comments**

**X. Date of Next Meeting**

Annual Meeting, May 26, 2016

**XI. Adjournment**

With no further business to discuss the meeting unanimously adjourned at 8:26 p.m.