



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

Board of Directors Meeting Minutes

June 23, 2016

I. Open Forum (limited to 3 minutes per person)

The floor was opened for questions and comments from owners in attendance. The following items were discussed:

- Parking violations
- Reseeding yard and landscape violation letter
- Organizing a Welcome Committee
- Lake fountains (maintenance man will look into)

II. Call to Order

The meeting was called to order at 7:10 p.m.

III. Establish a Quorum

A quorum was established with the presence of: Bob Nawrocki, John Danniello (via conference), Malcolm Robertson and Ed Ross. Absent: Nick Pasqualino

Representing MAY Management Services: Sharon Stokes

IV. Approval of Minutes: April 28, 2016 and Organizational Meeting May 28, 2016

Malcolm Robertson made a **motion** to approve the 4/28/16 minutes and the 5/26/16 Organizational Minutes. Ed Ross seconded and **motion** carried unanimously.

V. Manager's Report

Sharon Stokes provided an overview of her written report.

VI. Financial Report

Financial Report as of May 31, 2016:

Operating Balance:	\$ 77,466
Assessments Receivable:	\$24,203
YTD Deficit:	\$7674

Variances and delinquencies were reviewed.

VII. Committee Reports

- a) ARB – One request was submitted for the past month.
- b) Hearing (Enforcement Committee)

VII. Old Business

- a) Location of Speed Limit signs – John Danniello reported that he found that speed limit signs could easily be attached to the existing stop signs in the community and a couple of other places were recommended to post signs. Sharon Stokes will get proposals on standard speed limit signs.

VIII. New Business

- a) Appointment of new Board Members – There are currently 2 open Board positions and 3 candidates. 2 of the 3 candidates were in attendance and were given a chance to speak. The other candidate submitted her resume. The Board voted on the candidates and Kay Medvigy and Tamara Martin were nominated to the Board of Directors.
- b) Fountain – Mike and Alicia Turner have agreed to purchase and maintain a fountain for the pond behind their house. The pump would be hooked up to their electric meter and they said they would remove it if they moved. Malcolm Robertson made a motion to entertain allowing the owners of 149 N. Churchill install a fountain in the pond behind their house. Bob Nawrocki seconded and motion carried unanimously. Bob Nawrocki made a motion to table the decision on allowing 149 N. Churchill to install a fountain in the pond behind their house in order to give time to get a release of liability form and have the Association attorney review it. Malcolm Robertson seconded and motion carried unanimously.
- c) Decision on Road Resurfacing – Discussion followed on whether or not to begin the road resurfacing project. It was felt that it was now too hot out and would cause too much of a mess with the current weather conditions. Malcolm Robertson made a **motion** to table the road resurface project until cooler weather. Kay Medvigy seconded and **motion** carried unanimously. Speed bumps will be discussed as a possibility when the resurfacing project is done.
- d) Approval of Budget – Proposed budget was discussed. Bob Nawrocki made a **motion** to approve the budget as prepared by MAY Management Services. Ed Ross seconded and **motion** carried unanimously.
- e) Should the HOA put the Management Company contract out to bid – The current management contract is about to expire and automatically renews without a 60-day notice. Discussion followed regarding getting a contract extension to align the management contract with the budget. Malcolm Robertson made a **motion** to send MAY Management a 60-day notice not to renew at this time and go out to bid on management contracts. Kay Medvigy seconded and **motion** carried unanimously.
- f) No Overnight Parking sign at the entrance – Bob Nawrocki made a **motion** to install a “No Parking” sign at the entrance of the community. Malcolm Robertson seconded and **motion** carried unanimously.
- g) Tree trimming behind 145 N. Churchill – The tree is in easement and has been trimmed by the Association in the past. Bob Nawrocki made a **motion** to trim the tree in the easement at 145 N. Churchill Street. Malcolm Robertson seconded and **motion** carried unanimously.
- h) Lift Station Gate – The lift station gate is broken off. Malcolm Robertson contacted the county but hasn’t gotten a response. Sharon said that she would contact them.

IX. President’s Comments

X. Date of Next Meeting

The next meeting is scheduled July 22, 2016.

XI. Adjournment

With no further business to discuss, the meeting unanimously adjourned at 7:47 p.m.