

Approved

HIDDEN LAKES OF ST. AUGUSTINE HOMEOWNERS'
ASSOCIATION, INC.

Board of Directors Meeting
Thursday, January 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, Norwood Clark, Malcolm Robertson, Nick Pasqualino, Ed Ross and John Danniello.

Representing MAY Management Services: Sharon Stokes.

III. APPROVAL OF MEETING MINUTES – 12/16/15

Bob Nawrocki made a **motion** to approve minutes from December 16, 2015 as written. Nick Pasqualino seconded and the **motion** carried unanimously.

IV. OPEN FORUM

The Board entertained questions and comments from audience members. Sharon will set up a meeting with John Danniello regarding website maintenance.

V. FINANCIAL REPORT

Paul Hayward provided the Financial Report ending December 31, 2015, and stated he does not see a reason to change his estimate from his projection from the last meeting.

VI. MANAGER'S REPORT

Sharon Stokes provided her written report for discussion. Sharon will email Al LeBeau's Compliance Seminar schedule to the Board.

VII. COMMITTEE REPORTS

- a. ARB** –The committee met this evening and an overview of the meeting was given. Kay Medwick has volunteered to be on the ARB Committee and was recommended by the ARB. Jim Lorentson made a **motion** to appoint Kay Medwick to the ARB Committee. Bob Nawrocki seconded and the **motion** carried unanimously.

Ed Ross asked if the wooden fences along Rolling Hills Road that are starting to look bad, fall under the ARB. The ARB is limited to approval or denial of requests. If anyone sees something that needs attention, such as the wooden fences noted above, they are to contact May Management.

- b. Hearing Committee** – The committee met this evening and Carol Pershing gave an overview of the meeting. The committee recommends residents keep in contact with May Management to let them know they have work in progress, to avoid getting a violation letter. Sharon will send the fining process to the Hearing Committee.

VIII. OLD BUSINESS

- a. Sidewalk Repair Bids** – The Board reviewed and discussed the two sidewalk repair bids from All Weather Contractors and from Fisher Concrete.

Jim Lorentson made a **motion** to accept All Weather's proposal to repair sidewalks. Nick Pasqualino seconded and the **motion** carried unanimously.

IX. NEW BUSINESS

- a. Dirt Fill Job** – Metro Rooter's bid and Florida Landscape's bid to repair/fill behind 312 S. Churchill were reviewed and discussed.

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Bob Nawrocki made a **motion** to accept proposal from Florida Landscape to repair/fill behind 312 S. Churchill. Jim Lorentson seconded and the **motion** carried unanimously.

- b. Review/Discuss bids from Metro Rooter to raise sidewalk near repaired easement and to raise patio floor in homeowner's lawn – Review and discussion took place.

Malcolm Robertson made a **motion** to accept Metro Rooter's proposal to pump grout at 509 Chadwick, if necessary. Ed Ross seconded and the **motion** carried unanimously.

- c. Small Pond Issue – There is a possible drain blockage in the small pond. Jim Lorentson indicated he hasn't been shown that this project or the project noted below need to be done. There was conversation. No action needed, but issue will be monitored.
- d. Discuss bid to scope sinking storm drain at 205 N. Churchill – Addressed. No action needed, but issue will be monitored.
- e. Realtor Yard Signs – Nick Pasqualino recommended all realtor signs/posts be uniform. Sharon indicated the ARB will need to create sign requirements and present to the Board for approval. Sharon will send examples to Clayton Pershing for review. Tabled until the next meeting.
- f. Discussion regarding future sources of revenue – raising annual assessment vs. special assessments, and/or establishing a Reserve Fund. An extensive discussion transpired.

Nick Pasqualino made a **motion** to create a Reserve Fund Committee for 6 months. Nick Pasqualino will be Chair and other members will be Paul Hayward and Carol Pershing. Norwood Clark seconded the motion, with one member opposing the vote. **Motion** carried.

- g. Enforcement of people failing to clean up after their dogs – Discussion following regarding the lack of enforcement of fines for violations. Sharon will create and forward to the Board for approval a "Spring Cleaning" letter that incorporates the rules of the community. Sharon will also talk with accounting about the lien process, fees for foreclosures, money judgments and lawsuit fees.

Nick Pasqualino made a **motion** to send "Spring Cleaning letter now. Jim Lorentson seconded and the **motion** carried unanimously.

- h. 15 mph Speed Limit Signs – Information on a variety of 15 mph speed limit signs was included in the meeting packet for review. There was conversation. John Danniello and Ed Ross volunteered to see where the speed limit signs in the community should be placed and report back at the next meeting.

IX. PRESIDENT'S COMMENTS – N/A

X. DATE OF NEXT MEETING

The next meeting is scheduled for February 25, 2016.

XI. ADJOURNMENT

There being no further business to discuss, Jim Lorentson made a **motion** to adjourn at 8:35 p.m. Malcolm Robertson seconded and the **motion** carried unanimously.