

Approved

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

Board of Directors Meeting
Thursday, October 22, 2015

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: Barbara Lankford, Jim Lorentson, Norwood Clark, Ed Ross and Malcolm Robertson.

Representing MAY Management Services: Sharon Stokes.

Jim Lorentson announced Corey Sakryd and Ross Arrowood unexpectedly resigned from the Board. The Board considered whether to fill or not to fill the two open Board positions.

Malcolm Robertson made a motion to fill the two vacant Board positions. Ed Ross seconded and motion carried unanimously.

Malcolm Robertson made a motion to advertise to the community for volunteers to serve on the Board. Jim Lorentson seconded and motion carried unanimously.

Malcolm Robertson made a motion to complete the above within 30 days. Jim Lorentson seconded and motion carried unanimously.

III. APPROVAL OF MEETING MINUTES

Barbara Lankford made a motion to approve the September 24, 2015 minutes as written. Malcolm Robertson seconded and motion carried unanimously.

IV. FINANCIAL REPORT

Paul Hayward provided the Financial Report ending September 30, 2015. The repair of storm drain box in front of 205 N. Churchill was discussed.

Malcolm Robertson made a motion to approve monies to repair drain box at 205 N. Churchill and have drain lines scoped between Chadwick and the lake. Norwood Clark seconded and motion carried unanimously. Sharon will obtain quotes for the above noted work.

Norwood Clark made a motion to approve up to \$2,000 for the scope work. Ed Ross seconded and motion carried unanimously.

V. MANAGER'S REPORT

Sharon reported the following:

- She was having a hard time getting someone to bid on the landscaping, because it is such a small job, and suggested keeping the current vendor for the mowing and go out to bid on the big items (i.e. palm tree trimming, etc.). The Board agreed with Sharon's suggestion.
- Sidewalk repair will be discussed later.
- Malcolm Robertson attended the October 13, 2015 Board Certification class. Sharon will another Board Certification class for Ed Ross and new Board members.
- A Finance Seminar was held.

VI. COMMITTEE REPORTS

- a. ARB** – Three requests were received, reviewed and approved. During the ARB meeting Jim Lorentson stated a homeowner walked in quite upset about receiving a violation letter, because the homeowner built a fence to hide his trash can without prior ARB approval. Sharon stated an application was provided to the homeowner, but it has not been returned. The reason the homeowner had not returned it, is because the copy that was sent to him had the wrong address on it. Sharon will change address on all letters and forms.

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- b. **Project Committee** – Paul Hayward questioned the Board if there is a need for a Project Committee, and stated the committee does not have any direction as far as projects, but felt there is a purpose for a Project Committee. Conversation transpired. Malcolm Robertson made a motion to table further discussion on the Project Committee until the next meeting. Ed Ross seconded and motion carried unanimously.
- c. **Hearing Committee** – Carol Pershing provided details of a hearing that recently transpired. The committee created a charter, and in the document the committee change the name of the committee from Hearing Committee to Compliance Committee and Carol explained why. The committee tried to address the parking rule with Al LeBeau and he stated parking problems are a single event and it has to be treated differently from other issues. Each time it happens is a single finable event. An extensive discussion took place. Jim Lorentson made a motion to approve HOA Use Restrictions and Compliance Committee Charter as amended, changing the fine amount from \$50.00 back to \$25.00. Ed Ross seconded and motion carried unanimously.

Carol Pershing announced a member resigned from the committee. Two volunteers are needed to be on the committee.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- a. Storm Drain Repairs Required Prior to Resurfacing – Addressed above.
- b. Sidewalk Repairs Near Front Entrance – Addressed above.
- c. ARB Committee Chairman – There was discussion. Jim Lorentson made a motion for Jim Lorentson to remain as Interim Chairman for the ARB for the next three months or less, and then Clayton Pershing will assume the role. Norwood Clark seconded the motion, with two Board members opposing the vote. Motion carried 3-2.

IX. PRESIDENT’S COMMENTS

X. DATE OF NEXT MEETING – November 18, 2015 @ 7:00 p.m.

XI. ADJOURNMENT

There being no further business to discuss, Malcolm Robertson made a motion to adjourn at 8:30 p.m. Ed Ross seconded and motion carried unanimously.

XII. OPEN FORUM

The Board entertained questions and comments from audience members.