

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

**Board of Directors Meeting**  
**Wednesday, December 16, 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: Jim Lorentson, Bob Nawrocki, Norwood Clark, Malcolm Robertson and Nick Pasqualino. Absent: Ed Ross.

Representing MAY Management Services: Sharon Stokes.

**III. APPROVAL OF MEETING MINUTES – 11/18/15 & 12/3/15**

Malcolm Robertson made a **motion** to approve minutes from November 18, 2015 as written and December 3, 2015 minutes as amended. Jim Lorentson seconded and the **motion** carried unanimously.

**IV. FINANCIAL REPORT**

Paul Hayward presented and reviewed his cash projection information to cover both the drainage and road projects.

**V. MANAGER'S REPORT**

Sharon Stokes provided her written report for review and discussion

Sharon mentioned a 25 mph speed limit sign was ordered and received, but Jerry was told by a homeowner not to install it. Conversation ensued. Sharon will obtain more pleasing looking 15 mph speed limit signs.

**VI. COMMITTEE REPORTS**

- a. **ARB** –The committee met this evening and an overview of the meeting was given.
- b. **Hearing Committee** – No report, as a hearing was still in session.

**VII. OLD BUSINESS**

- a. Sidewalk Repair Bids – Sharon will obtain sidewalk repair bids and will have concrete contractor look at cracked sidewalk on the corner of Chadwick & N. Churchill.

**VIII. NEW BUSINESS**

- a. Selection of 1 New HOA Board Member – There are three candidates – John Daniello, Tamara Martin, Brad Brown. Mr. Brown and Mr. Daniello were introduced, and they both provided their backgrounds. A ballot vote was taken. Mr. Daniello was chosen as the new Board member. Mr. Daniello will complete term for the remainder of the fiscal year.
- b. Metro Rooter proposal to repair pipe in easement. Discussion of possible repair method(s) The Board reviewed Metro Rooter's proposal to repair pipe in easement in the amount of \$8,880 to repair the junction box, plus \$600 per leaking joint repair (10-12). The cost for the sod and dirt fill will need to be considered. An extensive discussion took place.

Malcolm Robertson made a **motion** to hold off on micro-surfacing the roads and hold the money collected for the Special Assessment for micro-surfacing the roads until the drainage repair is resolved. Nick Pasqualino seconded the motion, with one member opposing the vote. **Motion** carried.

Bob Nawrocki made a **motion** to have Sharon contact Metro Rooter and have them give a written estimate with the number of joints that are leaking and get a start date. Nick Pasqualino seconded and the **motion** carried unanimously.

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Bob Nawrocki made a **motion** to approve the manhole cover repair and up to 14 joints. John Daniello seconded and the **motion** carried unanimously.

Malcolm Robertson made a **motion** to set aside up to \$3,000 for lawn restoration. John Daniello seconded and the **motion** carried unanimously.

- c. Discussion on possibility of paying for both road paving project and easement repair at this time – Addressed above.
- d. Discussion and vote on reallocation of special assessment funds to pay for easement repair, if necessary – Addressed above.
- e. The Board and Sharon took questions and comments from audience members regarding items on the agenda.

**IX. PRESIDENT'S COMMENTS**

**X. DATE OF NEXT MEETING**

The next meeting is scheduled for January 28, 2016.

Bob Nawrocki made a **motion** to post minutes and agendas on the website. John Daniello seconded and the **motion** carried unanimously.

**XI. ADJOURNMENT**

There being no further business to discuss, Malcolm Robertson made a **motion** to adjourn at 8:37 p.m. John Daniello seconded and the **motion** carried unanimously.

**XII. OPEN FORUM**

The Board entertained questions and comments from audience members.