

Approved

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

Board of Directors Meeting
Thursday, February 25, 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 and Ed Ross. Absent: Nick Pasqualino and John Danniello.

Representing MAY Management Services: Sharon Stokes.

III. APPROVAL OF MEETING MINUTES – 1/28/16

Bob Nawrocki made a **motion** to approve minutes from January 28, 2016 as written. Malcolm Robertson seconded and the **motion** carried unanimously.

IV. OPEN DISCUSSION

- Wayne Johnson offered to drive through the community when he comes home from work for security.
- David Williams asked the status of the roads and storm drains, which was provided. Discussion followed.
Jim Lorentson made a **motion** to send a letter to all owners stating that paving is planned for May, include police information and when the Community Yard Sale is (March 19th). Bob Nawrocki seconded and the **motion** carried unanimously.
- An owner talked posting of meeting information – bulletin board vs. website.
- Carlos Davila recommended the installation of a Deaf Child Playing sign as there is a hearing impaired child in the community. Carlos will obtain and install a Deaf Child Playing sign.

V. FINANCIAL REPORT

Paul Hayward mentioned May Management has changed banks from BB&T to Mutual of Omaha. Sharon stated with the new software (VMS) May Management is transitioning to, account information will be private to each owner and in real-time. Paul provided the Financial Report ending January 31, 2016 for discussion. Review of violations took place, and Paul reminded everyone that once owners' fines exceed \$1,000, they can be subject to a lien.

VI. MANAGER'S REPORT

Sharon reviewed the delinquencies that included a conversation regarding Account #413's request for a refund of special assessment.

Jim Lorentson made a **motion** to decline Account #413's refund of special assessment as there is no justification and no arrangements were made for quarterly payments. Malcolm Robertson seconded and the **motion** carried unanimously.

Sharon Stokes provided her written report for discussion. Sharon was thanked for sending out the Spring Letter this week.

VII. COMMITTEE REPORTS

- a. **ARB** –The committee met and an overview of the meeting was given. The committee met again soon after and discussed fine tuning several ARB forms.
- b. **Hearing Committee** – The committee did not meet this month, but Carol Pershing provided a report, and indicated the committee is need of additional members. Discussion followed regarding the violation letter and fining process. Sharon will email the Board a list of people that owe fines and how much.

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Malcolm Robertson made a **motion** to have a Special Meeting regarding compliance, fining, etc., on March 8th at May Management @ 5:00 p.m. Ed Ross seconded and the **motion** carried unanimously.

VIII. OLD BUSINESS

- a. Sidewalk repair completed.
- b. Speed Limit Signs – Tabled until next month.

IX. NEW BUSINESS

- a. Dirt Fill Job; To be Completed When? - Addressed.
- b. Proposed Real Estate “For Sale” Sign Regulations – Tabled until next month.
- c. Proposed Changes to ARB Request Form – The ARB committee is working on proposed changes to the form.
- d. New ARB Chairman: Nomination of Ed Ross to be Chairman; solicit one additional member

Jim Lorentson made a motion to appoint Ed Ross as Chairman of the ARB. Bob Nawrocki seconded and the motion carried unanimously. Two additional members will be solicited.

- e. Discussion Regarding Future Sources of Revenue-Raising Annual Assessment vs. Special Assessments and/or Establishing a Reserve Fund – Paul Hayward indicated he and Nick Pasqualino met and provided him a copy of a reserve study from another community. Tabled until next month.
- f. Enforcement of People Failing to Clean Up After Their Dogs-Letters/fines, etc. – Item is not enforceable.
- g. Solicit New Member for the Hearing Committee – A member is being solicited.

IX. PRESIDENT’S COMMENTS – N/A

X. DATE OF NEXT MEETING

The next meeting is scheduled for March 24, 2016.

XI. ADJOURNMENT

There being no further business to discuss, Jim Lorentson made a **motion** to adjourn at 8:22 p.m. Malcolm Robertson seconded and the **motion** carried unanimously.

XII. OPEN FORUM