

Approved

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

Board of Directors Meeting
Thursday, March 24, 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: Norwood Clark, Malcolm Robertson, Ed Ross, Nick Pasqualino and John Danniello. Absent: Jim Lorentson and Bob Nawrocki.

Representing MAY Management Services: Sharon Stokes.

III. APPROVAL OF MEETING MINUTES – 2/25/16

Norwood Clark made a **motion** to approve minutes from February 26, 2016 as amended. Nick Pasqualino seconded and the **motion** carried unanimously.

IV. OPEN DISCUSSION

- Mr. Ward asked about the drainage issue at a house on Chadwick.
- An owner discussed a dead tree at the same location noted above.

V. FINANCIAL REPORT

The financials were not available at today's meeting. Once financials are available, Paul Hayward will email his report to the Board.

VI. MANAGER'S REPORT

Sharon Stokes provided her written report for discussion, which included the financial balances, delinquencies, violations and her action items list.

VII. COMMITTEE REPORTS

- a. **ARB** –The committee met and an overview of the meeting was given. The committee will start meeting twice a month. A brief discussion transpired. Sharon explained Ed Ross (ARB Chair) will be the sole person that receives all ARB requests via email and can disseminate accordingly.
- b. **Hearing (Enforcement) Committee** – The committee met with Al LeBeau, and per Florida Law, the Board is responsible for determining if a fine is to be issued, but the Board transferred that responsibility to Sharon, and if an owner requests a hearing, the committee will then meet and decide to approve/deny the fine or give an owner additional time to correct violation. The committee raised the fines from \$25.00 to \$100.00. Nick indicated in talking with residents in the neighborhood, there is a very negative commutation about everything that is the HOA, to include the new fine amount, even though three violation letters are sent before it goes to a hearing. Sharon will mail out the new Uses and Restrictions form to every homeowner.
- c. **Reserve Study Committee** – A member is resigning from the committee, so an additional member is needed. Nick Pasqualino stated the goal of the committee is to identify what the purpose of a fund is, see what our needs are and what the plan of action is to implement it. Nick provided a presentation regarding the fund study. An extensive discussion followed. Tabled until the next Board meeting.

VIII. OLD BUSINESS

- a. Dirt Fill Replacement in Easement Area – Completed – The fill dirt is in and sod will be delivered next week.

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IX. NEW BUSINESS

a. Discussion of “Dollar Amount Threshold” Regarding the Filing of Property Liens

Norwood Clark made a **motion** to have a definite dollar figure for the lien process to begin. John Danniolo seconded and the **motion** carried unanimously.

The Board reviewed and discussed the list of violations, considered setting a dollar threshold amount for filing property liens, and entertained comments and questions. Sharon will ask Al LeBeau’s opinion regarding setting a fixed amount for filing a lien.

Nick Pasqualino made a **motion** to table the definite dollar figure until the next meeting. Norwood Clark seconded the motion, with one member opposing the vote. **Motion** carried.

b. Discussion Regarding Future Sources of Revenue-Raising Annual Assessment vs. Special Assessments – Discussion transpired.

Malcolm Robertson made a **motion** to table Sources of Revenue to the next meeting. Ed Ross seconded and the **motion** carried unanimously.

IX. PRESIDENT’S COMMENTS – N/A

X. DATE OF NEXT MEETING

The next meeting is scheduled for April 28, 2016.

XI. ADJOURNMENT

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

XII. OPEN FORUM