



Hidden Lakes of St. Augustine Homeowners Association, Inc
PO Box 860013, St. Augustine, FL 32086

Date of Notice: March 17, 2014

Meeting announcement to all owners in the Hidden Lakes Community:

Subject: General meeting of owners and HOA board
Date: Thursday, March 27, 2014
Time: ARB meeting starts 6:30pm, General Meeting starts 7:00pm
At: **The Record Building**
One News Place
St. Augustine, FL 32086
(904) 829-6562

AGENDA

Approve minutes from January 23, 2014 Meeting

Opening statement

Board election schedule, call for volunteers

New document distribution, update member contact info. Minutes

Landon Homes update

May Management Report and Q&A - Our new property manager – Jean Cline
Collections, C&R enforcement, quotes for projects,

Common Grounds report

Update projects: Entranceway fence, curb protectors, fountain
Road Maintenance

Treasurer report

ARB report

Old business

Mail box clean-up

Painting the entranceway sign

Annual fee collection expense, Lien letters, collection status

New business

Board vote on whether the HOA will sponsor a Community Garage Sale

Identify which Board Members are running for 2014

Board vote on the number of Board positions for 2014 – 5 or 7

Discussion and vote on whether to begin assessing fines for C&R violations

Closing

Next meeting: Thursday, April 24, 2014, 7:15pm at the Record Building.

**Hidden Lakes of St. Augustine
Homeowners Association
Minutes – Board Meeting March 27, 2014**

Board Members

Paul Hayward – President
Greg Annucci – Vice President
Jim Lorentson
Norwood Clark
Malcolm Robertson
Dave Ward
Jane McDaniel

Officers

Tom Curvel – Treasurer
Bob Nawrocki – Secretary

Others

6 Homeowners

Meeting started at 7:10 PM

Ms. McDaniel made a motion to approve the minutes, Mr. Lorentson seconded. The minutes were approved on a voice vote with Mr. Robertson abstaining.

President's Message

Opening Comments March 27, 2014

Welcome to the Second HOA meeting of 2014. Thank you for your participation. Our last meeting was January 23 and we skipped the February meeting because there were no issues coming to a vote.

Document Distribution Update:

This is a board service project intended to save the HOA \$1,500. The docs will be delivered door to door and email addresses will be solicited and used to replace future mailings. State law 720 requires this distribution.

To date, 49 packages have been delivered and 71 need to be mailed this weekend. This mailing will conclude the project.

Collecting 2013 Annual fees:

I understand that intent to lien letters have been sent to delinquent owners. We'll get the details during Jean Clines report.

As provided for in C&R section 7.3 Calculation and Collection of Annual Assessments

A payment schedule will be instituted for the 2013 Annual Assessment Fee. The due date for full payment of the fee shall be moved to December 31, 2013. Owners may elect to pay the fee in one lump sum of \$289.00 or in 4 equal payments of \$72.25.

Any balances due after December 31, 2013 are subject to penalties and fees as allowed by the C&R section 7.5- Remedies of Association.

Cost of this is \$50 for the 45-day warning letter and \$125 for filing the lien if needed.

Election Calendar

Board candidate letters will be sent to all owners on March 29. Most of the current board members have served for 5 years. We need new board members to step-up to replace them.

Also Current Board Members will be asked to declare whether they will be running for re-election. The Board will then vote on whether to have 5 or 7 members for 2014. This will take into account the number of vacancies

Election mailing will be sent the 3rd week of April. There will be a 30-day deadline for mail-in votes. We will need a minimum participation of 20% of the owners for a total of 27 votes to hold a legal election.

Annual Election Meeting will be held on May 22nd. The Board members for fiscal year 2014 will be elected. The new board will then elect officers at this meeting.

Other items for a vote

Community Garage Sale

Whether the HOA should sponsor the community garage sale. If so it needs to be contingent on

Finding someone to place ads and street signs and someone from the board to control traffic.

Whether to fine owners for C&R violations

This was requested by May Management at the last meeting.

There will be a discussion to set the amount and determine when it would be applied. It will be contingent on finding 3 owners independent of board to hold public hearings on whether individual fines should be applied or withheld due to circumstances.

May Management Report

Jean Cline reported that she had sent out 8 violation letters. She then discussed sending out intent to lien letters. There are over 15 properties that are overdue.

The process is to send *intent to lien* letters to property owners that are more than 60 days on paying their assessments. Most will pay after receiving the letter; 45 days after the first letter those who still have not paid will have a lien placed on their property.

Walter Farwell 324 Churchill went bankrupt but failed to include the balance due the HOA into the bankruptcy. He will have a lien placed on his property.

There was a discussion about the cleaning of the mailboxes, volunteers agreed to clean them.

Ms. Cline was advised of a complaint about a boat being stored in the driveway of 212 N. Churchill. Ms. Cline will investigate.

Common Ground

Entrance fence will be painted next 2-3 months

Curb Protectors in the near future

Fountain replacement due next week

Discussion about road maintenance recommend just do patch jobs until the construction in the development completed. Ad cost to next budget

Lake Doctors needs access to small pond in Phase 2

Well pump running probably caused by leak in irrigation system, cost of repair to be included in next years budget.

Treasurers Report

Cash on hand \$51,694.83

Receivables \$9,548 – all may not be collectable

Expenses to date \$22,767

Old Business

Entrance signs – Paul and Linda Hayward will paint the signs.

Sidewalks

May Management will find out if FPL has an easement on one side of the entranceway and obtain cost estimates for the three sidewalk jobs.

New Business

A resident volunteered to manage the community yard sale on April 26, 2014.

Mr. Robertson moved that the HOA pay up to \$100 for advertisement of yard sale. Mr. Lorentson seconded.

Vote

Paul Hayward – Y
Greg Annucci – Y
Jim Lorentson – Y
Norwood Clark – Y
Malcolm Robertson – Y
Dave Ward – Y
Jane McDaniel – Y

Motion passed.

There was a discussion of who was remaining on the board and how many members will comprise the board. Mr. Annucci and Ms. McDaniel both said they would not run again. Mr. Robertson and Mr. Ward are unsure
Mr. Robertson moved that the board would be comprised of either 5 or 7 members Mr. Clark seconded.

Vote

Paul Hayward – Y
Greg Annucci – Y
Jim Lorentson – Y
Norwood Clark – Y
Malcolm Robertson – Y
Dave Ward – Y

Jane McDaniel – Y

Motion passed.

There was then a discussion about the assessment of fines in order to insure compliance with the C&Rs. After a brief discussion there was move to table any action on fines.

Vote

Paul Hayward – Y

Greg Annucci – Y

Jim Lorentson – Y

Norwood Clark – Y

Malcolm Robertson – Y

Dave Ward – Y

Jane McDaniel – Y

Mr. Hayward requested that May Management provide guidelines for the fine structure.

The meeting adjourned at 8:40 PM.