



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

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Date of Notice: May 20, 2014

Meeting announcement to all owners in the Hidden Lakes Community:

Subject: General meeting of owners and HOA board  
Date: Thursday, May 22, 2014  
Time: General Meeting starts 6:30pm  
At: **The Record Building**  
**One News Place**  
**St. Augustine, FL 32086**  
**(904) 829-6562**

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AGENDA

Approve minutes from April 24th, 2014 Meeting

Opening statement

This meeting will feature a shortened agenda for the 2013 Board. This will be followed by the election of the 2014 Board and Officers.

Select an Officer to tally votes and an owner to check the totals.

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

2014 Budget proposed by May Mgt - discussion and recommendations

C&R Enforcement Fines proposed by May Mgt. -discussion and recommendations

2014 Election

Read procedure

Election results will be reported.

7 candidates with the highest vote totals will become the Board for 2014.  
New Board members will then elect officers: President, Vice President, Treasurer and Secretary.

The new board will then vote on the proposed budget so it can be mailed to owners for the June 26 Budget Meeting.

Closing

Next meeting: Thursday, June 26, 2014, 7:00pm at the Record Building.

**Hidden Lakes of St. Augustine Homeowners Association  
Board Meeting  
May 22, 2014**

**Board Members**

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

**Other**

Jane McDaniel recorded the Minutes in the absence of Secretary Bob Nawrocki.

**May Management**

Sheila Johnston

Homeowners – 18

Meeting was called to order at 6:35 p.m.

The minutes of the April 24, 2014 meeting were reviewed. Mr. Annuci moved approval, Mr. Ward seconded and minutes approved unanimously on a hand vote.

**President's Message**

Mr. Hayward thanked all those in attendance. He mentioned that the 2013 Board would participate in the discussions and he explained the election process. Mr. Lorentson was selected as the board member to tally votes. Home owner Mr. Dennis Wellman was selected to check the totals.

**May Management Report**

Ms. Johnston gave the report on the proposed budget and financials ending March 31, 2014. She reported that we are staying within budget. The collections to date are \$4,197.38, down from \$8,314.71 on March 31, 2014. This is mostly as a result of the intent to lien letters that were sent. Mr. Farwell's assessment will be reduced by \$800-\$1,000 due to his bankruptcy.

CCR Codes Report: Ms. Johnston presented the CCR Codes Report which is in accordance with Florida 720. The fines can be \$100 per day and the owner can be liened when the fines reach \$1,000. She stated that May Management would like copies of all leases from home owners that renters have signed stating that they know the HOA rules. A discussion followed. Mr. Hayward stated that the owners were not in agreement from the feedback he had received previously. He stated that nothing was done at that time due to the desire to get the merger to pass. Mr. Robertson questioned the amount of money for minor violations. Mr. Ward asked about the hearing boards. Ms. Johnston stated that the hearing boards institute the fines and are composed

of non-board member owners. She also advised that the HOA Board could come up with their list of violations and could determine the amount of money for fines. Mr. Hayward mentioned that a new Board Committee would make that determination.

Sidewalks: Ms. Johnston reported that she had received several bids for sidewalks and that she would get more vendors if the new budget would include sidewalks. Mr. Clark asked if all homeowners would have to pay for the addition or rework on sections of sidewalks. Mr. Annuci commented that several builders are not even in business at this time and that all homeowners use the sidewalks. A discussion followed.

Road Repair: Ms. Johnston reported on two different methods of road repair. One was very expensive and would remove the top 2-3 inches of the roads, to include the gravel. The second proposal would remove the top layer, add chemicals, fill the cracks and add a top layer, at a quarter of the cost of the first proposal, about \$80,000. She commented that there are several subdivisions under May Management that Board members could check out. She mentioned that the assessment would be small for the second proposal. Mr. Annuci recommended that the sidewalks be done before the road repairs. Mr. Ward recommended that the road repairs be done after the subdivision is built out. Mr. Hayward commented that the cost would be about \$3800 per year and that a reserve had not been established and that the decision would be determined in the future.

#### **2014 Election**

Mr. Hayward read the election procedures. Mr. Lorentsen gave the election results. Mr. Clark received 47 votes, Mr. Lorentsen 44, Mr. Robertson 43 votes, Mr. Hayward 52 votes, Mr. Arrowood 41, Ms. Ashley 43, Ms. Langford 46 and Mr. Thiele 20. The Board of Officers will be Mr. Hayward as President, Mr. Lorentsen as Vice President, Mr. Curvel as Treasurer and Mr. Nawrocki as Secretary. Mr. Robertson moved approval, Mr. Arrowood seconded and the election results were approved unanimously on a hand vote. Mr. Hayward stated that the new Board would vote on the proposed budget. Ms. Johnston announced that a Certification Class will be scheduled for new Board members in accordance with Florida 720

A Project Committee will be started, to include 3 members. Mr. Hayward will be the Chairman and Carol Pershing offered to a member. Their meetings will be held on the third Thursday of each month at the home of Mr. Hayward. May Management may attend or be invited on a conference call.

#### **Proposed Budget**

The proposed budget was presented to the new Board. The 2013 projects will be carried over to this budget and Mr. Hayward announced an annual fee increase of 10% with the new assessment at \$317 annually. One owner questioned the costs of May Management and stated that she didn't see where May had made a difference. Mr. Hayward, Mr. Ward and Ms. Johnston answered her questions. It was noted that one half of their fee had already been paid due to their efforts to collect the assessments from last year. Mr. Clark moved approval, Mr. Robertson seconded and the proposed budget was approved unanimously on a hand vote. The proposed budget will be sent to homeowners.

Mr. Robertson asked Ms. Johnston about the Lake Doctors contract. She stated that it runs through September 30<sup>th</sup> and then a new company could be hired.

Motion to adjourn made by Mr. Robertson and seconded by Mr. Lorentsen. Motion approved on a voice vote. Meeting adjourned on a voice vote.