



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

Date of notice: July 13, 2013

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA board

Date: Saturday, July 20, 2013

Time: 10:30am

At: **St. Johns County Library – Anastasia Island**
124 Sea Grove Main Street
St. Augustine Beach, FL 32080
(904) 209-3730

NOTICE

The 2013 Annual Maintenance Assessment will be discussed and voted on at this meeting. The 2013 fiscal year starts July 1, 2013 and ends June 30, 2014.

AGENDA

Hidden Lakes Merger Announcement

Official Business:

The surviving 3 member board will vote on the new Bylaws.
The 3 member board will vote to add 4 additional members to the board.
The resulting 7 member board will then appoint officers

Presentation and Discussion:

2013 Annual Budget
Committee recommendation for a Management Company

Vote:

Board to vote on a one year annual contract with a Management Company
Board vote on the Annual Assessment amount
Board vote on the Annual Budget for 2013

Closing Statement

Next meeting is Saturday, September 14, 2013

Hidden Lakes of St. Augustine Homeowners Association Meeting
July 20, 2013

Present

John V. Higgins
Gregg Annucci
Malcolm Robertson

8 homeowners in attendance

Meeting opened at 10:40 AM

President Higgins announced that the merger of the 3 HOAs in Hidden Lakes was official as of June 25, 2013. The new name of the HOA is Hidden Lakes of St. Augustine HOA. Under the merger the three board members of Phase 3 are the current board.

Mr. Annucci moved that the Board accept the new Bylaws of the Hidden Lakes of St. Augustine HOA. Mr. Robertson seconded the motion. There being no discussion the motion was brought up for a vote.

Mr. Annucci	Yes
Mr. Higgins	Yes
Mr. Robertson	Yes

Motion carried the Bylaws are approved.

Mr. Higgins stated that the approved Bylaws established the size of the new HOAs Board of Directors as either 5 or 7 Board members and 4 Officers. To ease the merger transition the 2013-2014 board will have 7 members. Accordingly Paul Hayward, Dave Ward, Jim Lorentson and Norwood Clark were added to the Board of Directors.

The Board then appointed the following Officers:

John V. Higgins – President
Paul Hayward – Vice President
Tom Curvel – Treasurer
Bob Nawrocki – Secretary

Mr. Hayward presented the draft budget. He pointed out that because the HOA uses a cash basis \$3,000 of prepaid 2013 annual assessments were included in the 2012 budget. This year's budget will run a deficit because of the transition to a management company to manage the HOA. The cost of the first year of the management company will be paid out of HOA surplus funds.

There was a question about why we were moving to a management company. The merger increased the size of the HOA and under FL 720 the HOA will be held to higher accounting standard and to use certified managers. Mr. Higgins stated that Mr. Hayward has shouldered the burden of managing our HOA for 5 years with little help while holding down a full time job.

Mr. Hayward then moved on to a discussion of choosing a management company. The merger committee selected three companies to provide quotes. 2 made presentations and 1 did not. The companies were May Management, Severin-Trent and Coastal Realty. Severin-Trent was the lowest bid but it did not include handling collection of past due assessments, May was in the middle but provide all required services and Coastal Realty was the highest bid. The committee selected May Management because it provided the most services at a reasonable cost and would work with the Board to enforce rules and regulations in line with what has been done in the past. The management company will perform inspections and will collect past due assessments.

Mr. Hayward made a motion to select May Management as the Hidden Lakes of St. Augustine HOA management company, Mr. Ward seconded.

Annucci	Yes
Clark	Yes
Hayward	Yes
Higgins	Yes
Lorentson	Yes
Robertson	Yes
Ward	Yes

Motion carried

Mr. Annucci moved that the Annual Assessment remain at \$289 per year, Mt. Hayward seconded.

Annucci	Yes
Clark	Yes
Hayward	Yes
Higgins	Yes
Lorentson	Yes
Robertson	Yes
Ward	Yes

Motion carried

Mr. Hayward moved that the 2013-2014 budget be approved as submitted, Mr. Lorentson seconded.

Annucci	Yes
Clark	Yes
Hayward	Yes
Higgins	Yes
Lorentson	Yes
Robertson	Yes
Ward	Yes

Motion carried

President Higgins made his closing statement. He was stepping down effective August 1, 2013 due to his pending move to California. He said it has been a fun and challenging 5 years getting HOA up and running.

President Higgins called Linda Hayward to the front. He thanked her for dedication to making the front entrance looking great and decorations in Childrens Park. He then presented her with a card and flowers.

President Higgins then asked Mr. Hayward to rise and presented him with a plaque on behalf of the HOA thanking Mr. Hayward for his dedication and service in functioning as the management company for the HOA. Mr. Hayward thanked everyone and said he saw a job that needed to be done and did it.

Meeting was adjourned at 11:25 AM.