

Minutes
Hidden Lakes Homeowner Associations Meeting
October 22, 2011

Board Members

Paul Hayward – Phase 1 – Vice President
Dave Ward– Phase 1
Buddy Putnam – Phase 1
Tom Curvel Phase 2 – Treasurer
Norwood Clark – Phase 2
Jim Lorentson Phase 3
Greg Annucci – Phase 3

Absent Board Member

Jane McDaniel – Phase 2
Jack Higgins – Phase 3 - President

Other

Bob Nawrocki – Secretary

Homeowners Present – 8

Meeting begins at 10:30 AM

President's Report-Paul Hayward for President Higgins – Based on an opinion from a homeowner who is a lawyer the plan to remove the foundations on the SWAL lots could cause problems for the HOA. The Board is currently asking the HOA's lawyer for an opinion.

Grounds Committee – Dave Ward

Phase 2 Pond– The broken pump in the Phase 2 pond is being replaced. As soon as it arrives it will be installed.

Rolling Hill Fence Painting – The missing or broken slats in the fence have been replaced. Additional sections of fence have been installed and sagging parts of the fence fixed. Due to new fence slats needing to be seasoned painting will take place in the April/May time period.

Management Committee – Paul Hayward

Assessment Collections – As of October 17th \$29,978 has been received, this is 77% of the total. 21 homeowners have not paid anything. 21 have partial payments outstanding. A total of \$8,881 is outstanding. There is \$1,303.23 outstanding from 2010.

C&R Violations – There inspections on August 21st and October 2nd, there were a total of 62 violations and 18 have been corrected. The biggest issue is lawns and edging.

Entrance – There are two ways to improve the lighting of the entrance, a single pole at the corner of Chelsea Woods and Churchill or to have 42-watt lights lighting the palms. The board chose to light the palms as the consensus this was better. A motion was made to approve funding the lights. The Board voted as follows:

For: Hayward, Ward, Putnam, Curvel, Clark, Lorentson and Annucci.
Against: None
Motion Passed.

Website – The HOA has a new website:
<http://hiddenlakeshoa.weebly.com/index.html>. HOA documents, newsletters and other material are posted here. Homeowners were asked for ideas for additional content.

Treasurers Report – Tom Curvel

As of October 15, 2011

FY 2011-12 Net Deposits

\$28,979.50

Carry over from Last Fiscal Year

\$27,588.94

Total Funds

\$56,568.44

FY 2011-2012 Expenditures to Date

\$ 7,421.06

Balance as of 10/15.2011

\$49,147.38

Mr. Curvel reported the majority of expenditures remain to be incurred so the balance looks high but will be reduced.

Architectural Review Board – Jim Lorentson

The following changes, **in bold**, to the ARB Document are proposed.

Section 1.10 add after either white or brown aluminum **or (2) be enclosed by an approved fence of at least 5 feet in height (but no higher than 6 feet),**

Article II add after Florida State Law - **and the HOA**

Section 2.3 new paragraph after must be removed by the homeowner. - **It is permissible to paint driveways using a paint or concrete coating designed to match the color of the existing concrete. No other paint colors will be considered for approval for use on driveways. Painted driveways must be properly maintained.**

Section 2.4 add after or curb more than (3 inches) - **Where Florida friendly landscaping is employed, artificial turf may not be substituted for natural grass. Artificial grass is not acceptable for any purposes within the Hidden Lakes community.**

Section 2.5 add after (dyed reddish color is permitted) - **Rubber mulch may be used if it is in natural colors (natural earth tones as above). No other types of synthetic mulches may be used.**

Section 2.8 add after overly exaggerated - **Sidewalks must comply with St. Johns County Public Worked Department, Engineering Division requirements for new sidewalk construction and placement.**

Section 3.1 add new paragraphs after - within the Hidden Lakes community. –

(a) Wooden-slotted "stockade" fences are permitted on rear lots that border Rolling Hills Road and also those that border the conservation area. A six-foot maximum height is permitted. Fencing along the side of the house must be set back to one-half the depth of the house (can start at the half-way point of the depth of the house and go to the rear property line.) Gates must match fence type. White plastic/plastic slotted fences can also be used.

(b) Wooden "stockade" fences must be cleaned (to eliminate any weathering and rust staining from sprinkler systems) and then treated with a wood preserving stain two years (and every two years thereafter) after their installation in order to restore the appearance and prevent warping, discoloration and general deterioration of the wooden slats. The staining must be a natural wood color.

Section 1.4 is deleted.

The Board voted on the changes was as follows:

For: Hayward, Ward, Putnam, Curvel, Clark, Lorentson and Annucci.

Against: None

Motion Passed.

There was a question about why the section on signs was being deleted. Mr. Hayward stated that the issue was covered in the C&R's.

Merger Report – Greg Annucci. –

Draft of the new C&R's along with supporting documentation has been sent to the HOA lawyer for review.

Merger is important to the smooth running of the HOA. New document will be clearer and easier to understand.

After the lawyer review copies will be mailed to the homeowners for review and comment before there is a vote on the merger. Lawyer will recommend the most efficient way to do the merger.

Closing Comments – There have been a number of new homeowners in the past few months,

Next meeting is Saturday, 10:30 Am, December 10, at the Main Library.

Meeting adjourned at 11:45 AM



Rolling Hills Master Homeowners Assoc.
The Cottages at Hidden Lakes Homeowner's Assoc.
Rolling Hills Phase Three Homeowners Assoc.

PO Box 860013, St. Augustine, Florida 32086

Date of notice: October 13, 2011

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards

Date: **Saturday October 22, 2011**

Time: 10:30 am

At: St. Johns County Library – Main Library
1960 N. Ponce de Leon Blvd.
St. Augustine

904-827-6900

AGENDA

President's Report	Bestcon's five foundations
Grounds Committee Report	Phase 2 pond fountain and Fence painting project
Mgt. Committee Report	Annual Assessment receipts C&R Inspection New HOA website and newsletter No Solicitors enforcement Entranceway lighting
Treasurer Report	
ARB Report	Presentation of Minor ARB Changes for discussion
Merger Committee Report	Status of new C&R Document and Merging HOA's Key provisions of the new C&R
Vote by Boards	Minor ARB Changes
Closing Statement	

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