



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

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Date of notice: June 4, 2012

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards

Date: Saturday, June 16, 2012

Time: 10:30am

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

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## NOTICE

The 2012 Annual Maintenance Assessment will be discussed and voted on at this meeting.  
The 2012 fiscal year begins on July 1, 2012 and ends on June 30, 2013.

## AGENDA

Opening comments

News and Notes

Presentation of 2012 Budget, Annual Assessment and Discussion

Voting

Board vote on Annual Budget

Board vote on Annual Assessment

Closing Statement

Next meeting is Saturday, September 8, 2012

**HIDDEN LAKES HOMEOWNERS ASSOCIATIONS**  
**July, 2012 -June, 2013 FISCAL YEAR PROPOSED BUDGET**  
**Phase 1, 2 and 3**

**FINAL**

**Projected Annual Revenues**

Projected Balance from last fiscal year	\$30,841.66
Projected HOA dues 131 @ \$289.00 - 95% collection rate	\$35,966.00

<b>TOTAL PROJECTED REVENUES</b>	<b>\$66,807.66</b>
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**Projected Annual Expenses**

Insurance	Liability	Van Dyke	\$3,350.00
Bank	Monthly Fee	Wells Fargo	\$180.00
Corp Filing	HOA Corporate filings - 2011	FL Dept of State	\$185.00
Legal/Acct	Research, questions, letters, and statement		\$1,000.00
Management Committee	Postage, Office supplies	\$1,800	
	Legal Expense-C&R Enforcement	\$1,000	\$2,800.00
Common Grounds Maintenance, Utility	Pond Maintenance	\$3,780	
	Street poles/electric	\$4,680	
	Entrance landscape maintenance	\$3,000	
	Equipment maintenance/repair	\$2,500	\$13,960.00
Common Grounds Projects	Conservation area entrance landscape	\$750	
	<b>Phase 2 pond bank repair</b>	<b>\$1,000</b>	
	<b>Road repair - sealing cracks</b>	<b>\$3,000</b>	
	<b>Sprinkler upgrade</b>	<b>\$2,000</b>	
	<b>Phase 2 fence repair/cleanup</b>	<b>\$300</b>	
	<b>No Trespassing signs</b>	<b>\$600</b>	
	<b>Meeting sign</b>	<b>\$400</b>	<b>\$8,050.00</b>
Merger Expense	Merge 3 HOA's, Legal		\$4,000.00
Misc	Remove foundations from Bestcon lots		\$4,500.00
Subtotal of expenses			\$38,025.00
Road Turnover	Excess funds allocated to turning road over to St Johns County		\$28,782.66
<b>TOTAL PROJECTED ANNUAL EXPENSES</b>			<b>\$66,807.66</b>

**NOTICE**

**THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.**

Hidden Lakes Homeowners Association  
June 16, 2012 Meeting

Attendee

Phase 1

Paul Hayward – Vice president

Dave Ward

Buddy Putnam

Phase 2

Jane McDaniel

Tom Curvel – Treasurer

Norwood Clark – Absent

Phase 3

Jack Higgins – President

Greg Annuci – Absent

Malcolm Robertson

Homeowners – 3

The meeting was brought to order at 10:40 AM

**President's Remarks**

Mr. Higgins, President welcomed everyone to the meeting. He commented on the few homeowners in attendance and hoped that more members will attend future meetings.

**Management Committee Report**

C&R inspection 5/5/12

	Phase 1	Phase 2	Phase 3	Total
1 <sup>st</sup> Notice	3	4	3	10
2 <sup>nd</sup> Notice	2	5	9	16
3 <sup>rd</sup> Notice	3	0	1	4
3+	0	3	2	5
Total	8	12	15	35
Fixed	1	3	2	6

C&R inspection 4/1/12

	Phase 1	Phase 2	Phase 3	Total
1 <sup>st</sup> Notice	8	6	9	23
2 <sup>nd</sup> Notice	1	0	1	2
3 <sup>rd</sup> Notice	0	7	1	8
3+	1	0	1	2
Total	10	13	12	35
Fixed	9	4	2	15

Lawn issues again prevail.



There were several violations issued for dollar weed. We have zero tolerance for dollar weed because if unchecked, it is likely to spread into neighbor's lawns.

Several owners have made a major effort s since lawn infractions were reinstated in March.

Well installed at 339

Sprinkler installed: 335

New lawns or major sections sodded at: 408, 225, 113, 101, 317 and 521

However, chronic lawn problems remain at: 205,260, 299, 316, and 172

The next inspection will be done during the weekend of June 23.

A violation was issued to Seagate Homes for their new construction at 354 Churchill. There was mud in the street from run-off that was washing into the drain adjacent to the site. The manager acknowledged and promised to have it fixed and indeed the mud was cleaned up. I would recommend that the ARB adopt a rule for runoff control in their new construction section.

Rebuilding lawns is a lengthy process. I will start sending letters of encouragement instead of violation notices to owners who show significant progress or incur significant cost on their lawn project.

We have received the new C&R from our lawyer that adds a clause allowing the HOA to spend funds on projects such as the Bestcon foundations. This cost is included in the 2012 budget. Once the merger is approved, we will get started on this important project.

The recent heavy rains have raised all of the ponds to their limit. This will allow the inter-pond drainage system to function which should fix the stagnant water problem that encourages algae formation.

#### Election Results

Elections were held on May 19, 2012

#### Board Members:

Phase 1: Dave Ward, Buddy Putman, Paul Hayward

Phase 2: Jane McDaniel, Tom Curvel, Norwood Clark

Phase 3: Jack Higgins, Greg Annuci, Malcolm Robertson (new board member)

#### Officers for all 3 HOA's:

President: Jack Higgins

Vice President: Paul Hayward

Treasurer: Tom Curvel

Secretary: Bob Nawrocki

Jim Lorentson will continue to chair the ARB Committee in 2012.

Calendar of events: 6/16/12- on schedule

July 2: Mail 2012 Annual Assessment Bills

July 31: Annual Assessment payments due

### **Treasurers Report**

FY2011-12 Net Deposits	\$36,729.73
Carryover from FY 2010-2011	\$27,250.09
Total Funds 06/15/2012	\$63,979.82
FY2011-2012 Expenditures	<b>\$31,381.91</b>
Balance as of 06/15/2012	\$32,597.91

### **Merger Committee**

The HOA's lawyer reviewed the committee's proposed C&R's. He made changes to the draft to bring the C&Rs into compliance with state and local law. The committee reviewed the lawyer's draft and has suggested several minor changes. These have been sent to the lawyer for comment and change.

### **Grounds**

Dave Ward reported that:

- Lawn Tamers will remove the vines and other things growing on the fences on an ongoing basis.
- A contractor will be selected to continue sealing road cracks and making minor repairs
- The entrance irrigation system was adjusted. Estimates to fix up existing irrigation system and tie both systems together with a single controller were received. Estimated cost is \$1,000.
- Funds needed to fix the eroding pond bank are in the budget.

### **Budget**

The proposed budget was discussed. Dave Ward made the following motion:

"I move to amend the budget to include \$6,000 to have missing sidewalks at the corner of Chadwick and North and South Churchill put in place. Nothing will be done to replace narrow sidewalks or those in front of empty lots". Mr. Putnam seconded.

Vote

Phase 1

Paul Hayward No

Dave Ward Yes

Buddy Putnam Yes

Phase 2

Jane McDaniel Yes

Tom Curvel Yes

Phase 3

Jack Higgins No

Malcolm Robertson

Yes

There was no clear majority for this motion so it was tabled until the September meeting.

Mr. Hayward made the following motion: "I move that the proposed FY2012-2013 budget be approved". Jane McDaniel seconded.

Vote

Phase 1

Paul Hayward

Yes

Dave Ward

Yes

Buddy Putnam

Yes

Phase 2

Jane McDaniel

Yes

Tom Curvel

Yes

Phase 3

Jack Higgins

Yes

Malcolm Robertson

Yes

The motion passed, the budget is approved

The meeting adjourned at 11:20 AM.