

**Hidden Lakes Homeowners Association**  
**March 24, 2012**

Attendees

**Phase 1**

Paul Hayward  
Buddy Putnam  
Dave Ward

**Phase 2**

Norwood Clark  
Tom Curvel  
Jane McDaniel

**Phase 3**

Jack Higgins  
Greg Annucci  
Jim Lorentson – Absent

10 homeowners were attendance

**Presidents Message**

President Higgins requested that homeowners not put out yard waste until Thursday night for pickup on Friday.

He also reported that people in the neighborhood, residents and guests are not stopping at stop signs. Police will be asked to monitor the situation.

**Grounds Committee**

Sidewalk project is put on hold until the next budget cycle, cost is approximately \$6,000.

The fence painting project is proceeding. Loose fence boards are being screwed down tight. Bids have been received for power washing and painting the fence. The project will be completed by the end of April.

The split rail fence on the north side of the development will be repaired and the grass around it will be mowed on a regular basis.

**Management Committee**

Management Committee Report 3/24/12

Paul Hayward

C&R Inspections:

C&R inspection 2/4/12

	Phase 1	Phase 2	Phase 3	Total
1 <sup>st</sup> Notice	10	2	4	16

2 <sup>nd</sup> Notice	1	7	0	8
3 <sup>rd</sup> Notice	0	0	1	1
3+	0	2	1	3
Total	11	11	6	28
Fixed	1	5	7	13

C&R inspection 11/26/11

	Phase 1	Phase 2	Phase 3	Total
1 <sup>st</sup> Notice	2	6	4	12
2 <sup>nd</sup> Notice	0	5	3	8
3 <sup>rd</sup> Notice	0	3	0	3
3+	1	1	3	5
Total	3	15	10	28
Fixed	5	0	3	8

**Lawn issues prevail.**

With the freeze danger past us, lawns are subject to full regulations: bare spots must be sodded or seeded, weeds removed, and the yard cut, and edged with clippings removed from paved areas. Gardens need to be weeded, trimmed, mulched and dead plants removed.

**Watering Restrictions**

As of March 11th, county watering restrictions allow landscape watering twice a week. Properties with odd street numbers may only water on Wednesdays and Saturdays and even numbers on Thursdays and Sundays. Watering is allowed before 10 am and after 4 pm. The County is actively enforcing these regulations in our community.

**335 Churchill**

The managing realtor has repaired the fence and the property is for rent. Lawn issues remain. The 2012 and part of 2011 annual fees were paid.

**Dog Clean-up**

We received a complaint about this issue on January 26<sup>th</sup>. It listed several owners by name who were not picking up after their dogs. We issued a letter to these owners on February 10<sup>th</sup> and it appears that they are now following the rule to pick-up after their dogs.

**Bestcon foundations**

During the Merge committee's meeting with the lawyer, we asked about the foundations. Stephen could not give us a definitive answer but wasn't very enthusiastic about it. Our documents are pretty clear that assessments are to be used for maintenance and common ground projects as well as administrative expenses.

We had discussed whether to have Bestcon bend over the rods but it is not clear to me how this should be done to allow for weed cutting both inside and outside the foundation as well as improved safety.

### **Maintenance Assessment Collections**

\$37,859 total due: 131 @ \$289

\$35,497 collected to date 94%,

2011: 8 owners owe a total of \$2,361

2010: 6 owners owe a total of \$1,038

2009 /10: forgiven 1for a total of \$436.43

We sent out statements on December 4<sup>st</sup> to 26 owners with open balances. They were notified that a \$150 charge would be added to the balance on January 1st, if they are turned over to the lawyer for collection.

### **Entranceway Lighting Project**

This is for the LED spot lights for the eight palm trees and small sign. The total cost is \$5749, which was approved by the board at the October 22<sup>nd</sup> meeting.

The project had been delayed until we could get a read on legal fees for the merger. Now that that is resolved, I signed Thibault's offer sheet. You'll see that underground lines have been marked. The lights have been ordered and the digging will start in a week. The project should be completed in 30 days

### **Ponds**

Some debris showed up around 7 weeks ago around small pond near 205 Churchill. This consisted of a pile of brick and concrete, tree branches and white picket fencing. It was obviously brought in from outside the neighborhood so we thought it might be from a contractor trying to avoid county dumping charges. It was removed by Lawn Tamers last week. It turns out the new owners at 205 Churchill had brought the debris in to help fill-in the steep bank at that area of the pond behind their home. I told them that it is an HOA issue to maintain the ponds and that we would inspect and report any actions needed to fix the pond bank.

I got a call from Michael Langston of Lake Doctors regarding the algae level in the two large ponds. He has sent samples to the lab and hopes there is a treatment that they can use. They are already doing the maximum treatment with routine chemicals. We will know if they have a solution in mid April. If not, Mark suggested that we install algae eating Blue Tilapia fish to help with the control. The cost is \$200 per pond if we do it ourselves. This consists of 200 fingerling size fish per pond that can be ordered on the Internet. Blue Tilapia are not native but are common in Florida and therefore not illegal to use in the ponds.

## **Garage Sale**

There were 28 participants among our owners and a huge attendance of buyers. There needs to be a traffic plan next year if we are to continue this event.

Calendar of events

Board elections, the budget and bills are coming up for our fiscal year 2012. This will all be for the existing HOA organization consisting of elected board members for each of Phase 1, 2 and 3 supported by common officers.

Here is the expected schedule dates:

April 15: Mail invitations for new board candidates and April 28<sup>th</sup> Owners Meeting

Agenda

April 28: Owners meeting: announce candidates for boards

May 1: Mail election materials

May 19, 20: Local HOA Annual Meetings to elect board members

May 30: Mail meeting agenda and proposed budget for 2012

June 9: Owners meeting: Approve Budget

July 2: Mail 2012 Annual Assessment Bills

July 31: Annual Assessment payments due

## **Cats**

A homeowner brought up the issue of cats running loose. They use flower beds as litter pans and cause dogs to bark. Mr. Hayward reported that if he receives a complaint with a name attached he will write them a letter.

## **Treasurers Report**

FY 2011-2012 Net Deposits	\$36,434.74
Balance surplus from last fiscal year	\$27,588.94
Total funds 03/23/2012	\$64,023.68
FY 2011-2012 Accumulated Expenditures	(19,396.21)
Balance as of 03/23/2012	\$44,627.47

## **Merge Committee**

The lawyer will provide necessary paperwork for a set fee. Lawyer recommends that Phases 2 and 3 merge into Phase 1. The official name is Hidden Lakes of St. Augustine Homeowners Association. The website will have all information about the upcoming merger.

## **ARB Committee**

The committee reviewed and approved the plans for a new house at 350 South Churchill St.

The ARB declined to change the rules regarding portable basketball hoops.

There was a general discussion about the portable basketball hoops and a majority of homeowners in attendance and members of the board who feel the development is changing and that we should them.

A motion was made: That the vote on allowing portable basketball hoops is postponed until the next meeting. Motion was approved. Mr. Hayward will draft rules concerning portable basketball hoops. This will also be approved at the next meeting.

### **New Business**

Mr. Clark received three e-mails about speeding in the neighborhood and people parking in the entrance in the morning. It was suggested that the board approve a speed limit, erect speed limit signs and children at play signs. This will be discussed at the next meeting.

Meeting adjourned at 12:10 PM.



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: March 12, 2012

Meeting announcement to all owners of the Hidden Lakes Community:

Subject: General meeting of owners and HOA boards

Date: **Saturday, March 24, 2012**

Time: 10:30 am

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

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## AGENDA

### President's Comments

Traffic violations

### Grounds Committee Report

Sidewalk Project  
Rolling Hills Fence Project,  
Phase 2 split rail fences

### Mgt. Committee Report

Annual Assessment receipts  
C&R Inspection, lawn edging issue  
Entranceway lighting, Pond condition  
Dog clean-up

### Treasurer Report

### ARB Report

Recent activity  
Basketball hoops

### Merger Committee Report

Meeting with Lawyer, March 13  
Legal review of merger documents  
Merger vote target date

### Vote by Boards

Vote whether to allow basketball hoops

### Closing Statement

Next meeting is at the Main Library - time and date to be determined