

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, January 25, 2011

Location: 120 E. Main Street, Pensacola, FL

In attendance: Rob Bell, John Carr, Neal Nash, Nikki Nash,
Braden Ball, Ronnie Swaine, Fred Hileman, Ken
Jernigan, Karen Sindel

1. Meeting was called to order at 4:30pm by Ronnie Swaine.

2. Proof of Notice

- Rob Bell stated that notice was posted at the Lodge on January 20, 2011 by Dave Taylor.

3. Previous Minutes

- Approve minutes from July 19, 2010. Neal Nash made a motion to approve the minutes; John Carr seconded; unanimous approval.

4. Discussion

- Review and discussion of the proposed 2011 budget. Dues will remain \$845 per year.
- Pool-The pool was heavily used during the 2010 swimming season. Some of this may have been attributed to the BP oil spill in the Gulf. Management is concerned that the lot Owner's are sending friends and family to use the pool, without the Owner's being present. This is unacceptable and against policies set forth by the Board of Directors. All Owner's are required to sign in before entering the pool area, they must list the lot they own.
- Lifeguard-It was decided that the Association does not have the money in the budget to provide a lifeguard on the weekends from Memorial Day to Labor Day.
- Lodge-The Lodge is also seeing very heavy use throughout the year. Owner's continue to 'endorse' parties for friends and distant family. This is against the Lodge use policy adopted by the Board in July 2010. There is a temporary moratorium placed on Lodge reservations until a revised policy is adopted and put in place. John Carr made a motion to put the moratorium in place; Karen Sindel seconded; unanimous approval. All events currently booked will be honored.

New Business

- The new gate should be installed and operational by the first week in February. The gate will be remote in, and remote out. All visitors and contractors must

- enter, and exit from the main entrance. This will allow the security officer to have a better control on non residents remaining in the subdivision at all times.
- As a reminder, management is working to upload resident phone numbers to the call box located at the 'resident' lane of the main entrance. This will allow guests to call the resident directly and be 'buzzed' in from a land line in the resident's home. It is the resident's responsibility to provide a home phone number to the management company to access this service.
 - There is a need for a remote device to upload new fitness codes, remove old codes, and suspend use for delinquent owners. The cost of the device will not exceed \$450. Neal Nash made a motion to purchase the device; Karen Sindel seconded; unanimous approval.
 - There were several complaints from residents regarding D.R Horton's presence in Nature Trail. Neither the Board, nor the Association has the authority to keep Horton out of the subdivision, this is illegal. Horton has to comply with the Covenant's and Restrictions, as well as the Architectural Guidelines, which they have been doing to date.
 - Nature Trail continues to be the most active subdivision in Escambia County.

Nominating Committee:

- Fred Hileman (resident), Karen Sindel, and Nikki Nash (resident) were nominated to the Nominating Committee. The Nominating Committee will make recommendations to the Board for five new Board members at the Annual HOA meeting. The current Board felt it was important to have two of the three members be residents of the subdivision. John Carr, Eric Nickelsen, Neal Nash, Nikki Nash, and Ronnie Swaine have all served there three year term. John Carr made a motion to nominate the committee members; Ronnie seconded; unanimous approval.

5. Meeting Adjourned at 6pm.