

Nature Trail Homeowners Association, Special Meeting of the Board of Directors
Minutes of the Meeting, July 15, 2010

Location: 120 E. Main Street, Pensacola, FL

In attendance: Rob Bell, John Carr, Neal Nash, Nikki Nash,
Eric Nickelsen, Ronnie Swaine, Fred Hileman, Ken
Jernigan

1. Meeting was called to order at 9:05 a.m. by Neal Nash.

2. Proof of Notice

- Rob Bell stated that notice was posted at the Lodge on July 7, 2010 by Dave Taylor.

3. Manager's Report (Rob Bell)

- There is an increasing problem with unauthorized people using the pool facilities, disrespect of the facilities, staff, and security officer, overcrowding of the pool, pool parties that are not formally registered, as well as inappropriate behavior and language. There were several recommendations made to the Board to help with enforcement of these issues. They ranged from required wristbands for owners and guests; electronic proximity controllers and I.D cards; a lifeguard; additional security during the summer; and keyed entry only.
- The second topic for discussion was the excessive use of the lodge by non owners.

4. Discussion

- All recommendations from management were discussed at length in regards to new pool rules and regulations. The overall feeling was to keep the Nature Trail facilities as user friendly as possible, therefore, the use of wristbands, I.D cards, etc. was not approved at this meeting. There will be a sign in book placed at the entrance to the pool; all users must sign in before entering pool area. If a lot owner is delinquent on their HOA dues, they will be asked to leave the premises. Eric Nickelsen made a motion to adopt the attached rules and regulations, Ronnie Swaine seconded, approved. Attached is a new policy adopted by the Board. The Board reserves the right to update and/or change these policies as it sees fit.

- Lot owners have been ‘sponsoring’ events in which they are required to attend, with the host paying a \$500 nonrefundable fee. This policy was put into place to allow the HOA to collect additional funds for excessive wear and tear, as well as allow others an opportunity to utilize the Lodge facility. It is been brought to the Board’s attention, that owners are circumventing the policy, allowing non owners to use the facilities that are paid for by the membership. In addition to this, there are a number of dues paying members that cannot use the Lodge because it is already booked. In an effort to relieve some of the use, the Board has decided that all functions MUST be hosted by an owner, and the owner MUST be in attendance. Failure to abide by this policy will cause a suspension in use of the facilities.

All parties must end by midnight.

All musical entertainment must be played indoors, or at a level that will not disrupt adjacent homes. All entertainment outdoors must be over by 10pm, no exceptions.

In addition to the new use policy, the Board has also implemented policies that all parties must end by midnight, and all bands, D.J’s, etc., must be inside, or playing at a volume not to disrupt the residents of the subdivision.

The Board has to the authority to modify Lodge use policies as it sees fit, and will continue to do so in order to maintain the overall integrity of the community.

New Business

- The 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.

5. Meeting Adjourned at 10:40 a.m.