

Nature Trail Homeowners Association
Board of Directors Meeting
December 11, 2007
Minutes of Board Meeting

Call to Order

- Ronnie Swaine call the Board of Director's meeting to order at 4:00 pm

Board of Directors Present:

Ronnie Swaine, President and Director

Rob Bell, Association Manager and Director

Neal Nash, Secretary and Director

John Carr, Treasurer and Director

Tony Tampary, Director

Establish a Quorum

Proof of Notice:

- Rob Bell stated Proof of Notice was posted at the Lodge on November 27, 2007.
- Letter was sent on November 27, 2007 to all lot owners.

Approval of Minutes

- Ronnie Swaine made a motion to approve previous Board of Directors meeting minutes. Unanimous

Elect Officers:

- Karen Sindel was nominated to be elected to the Board of Directors at the HOA Annual Meeting.

Financial Review:

- Utilities shortage of \$4,109 for guard house due to Water/Sewer usage for irrigation needs at the front entrance.. Will seek approval for installation of well to decrease Water bill for irrigation usage.
- Street/Parking lot light overage of \$69,109 due to Gulf Power schedule of street light installation. Surplus will be eliminated within 3 years, once more street lights and poles are installed.
- Many appliances remain under warranty. Therefore, 2007 budget does not reflect a true figure for repairs / maintenance of Lodge appliances.
- Barry Dickson, of Saltmarsh, Cleaveland, & Gund, PA, discussed various annual audit options for Nature Trail HOA.

- John Carr recommended Audit be done since this is the 1st year for the budget. Use money from surplus to pay. Neal/Tony seconds the motion. Motion passed. To be done 90 days after end of fiscal year.

Managers Report:

- Rob Bells update:
 1. Purchased additional Pool furniture
 2. Storage Building complete
 3. Purchase of Tractor
 4. Entry gates – Arms fixed and transmitters are working
 5. Lock placed on Fitness Center – PIN numbers to access Fitness Center are being assigned to owners. If Owners don't have a PIN number, they need to notify HOA.
 6. Reservations for the Lodge – There have been at least 30 function this year. All parties have gone very well.
- Construction:
 1. 22 lots have been approved for construction.
 2. 50 lots have been resold this year.
- Conservative Property:
 1. Hunting tree stand on Conservancy Land has been removed. NO HUNT signs will be posted by end of year.

New Business:

Complaints –

1. Landscaping Plans on new construction. Rob has taken care of this and will continue to follow up.
2. Guards have been roving around neighborhood too much and not patrolling the gates like they should. Rob has followed up.
3. Owners are unaware that the trails have been finished and ready for use. Ronnie suggests that in the next newsletter to advertise that the TRAIL IS OPEN.

Wish List:

1. Full length mirrors in Fitness center – Glass Contracts has offered to donate these.
2. Sound System – Indoor/Outdoor sound system has been requested by lot owners for parties. Patrick Geiss has stated it would cost about \$2,500 for a nice professional system. Possible wireless speakers for better cosmetic look.
3. Bar-b-que Grills – We could have one grill professional installed for about \$2,500-\$3,000. Or, we could buy one or two grills to give more opportunity for more use. John suggested that we purchase one and see how much usage it has.
4. Street sweeper – A Sweeper for tractor is needed to clean streets from excessive dirt on roads. Price range is \$2,800 - \$7,800. John recommended checking into leasing

a sweeper for tractor or for someone to sweep the street when needed. Rob will check with Kent and National Rental on possibility and price.

5. Lighting/Irrigation for 3rd Island - Ronnie Swaine stated that uplighting is needed at front entrance on both sides of street and irrigation system is needed for the 3rd island. Price for both would be about \$5,000 to \$6,000.
6. Retention Ponds-Appearance – Rob recommended possible permanent/Wet pond be placed on Foxtail Loop. Cost would be about \$225,000. Also, Block Q bridge needs some attention. Rob will get quotes on adding plants, shrubs, etc. for next meeting.
7. Well at Guard House – Shortage of \$4,109 in budget is due to water/sewer. A well is needed to decrease water usage.
8. Entrance Improvements – Dave Taylor made suggestions on entrance improvements. He stated that there has been a loss of perspective owners. They have asked when main entrance would be finished.
 - Rock/Water Fountain on west side of property. Cost would be about \$30,000.
 - Or placing matching ponds on both sides of roads at entrance. Cost would be about \$20,000/both.

Ronnie suggested that uplighting be done first. Then we could look at other possibilities for entrance.

Ronnie noted that there is a surplus of about \$55,000 and delinquent HOA dues of about \$16,000. Ronnie suggested allocating about \$25,000 next year for Capital Improvements. Tony made a motion for the allocation. Motion passed for allocation on Capital improvements which included all of the wish list except retention ponds and entrance improvements for now.

Introduction of Attorney Braden Ball of Shell, Fleming, Davis & Menge, for the Homeowners Association

Ronnie Swaine introduced Braden Ball as the attorney for the HOA. Braden made legal recommendations on HOA due collections.

1. The HOA needs to send out at least three letters of notification of HOA dues and their due dates.
2. After the HOA dues are 90 days delinquent, Braden will receive their names and addresses and he will send a collection letter out. Including fees for the HOA dues, attorney fees, and possibility of further legal action.

Board of Directors meeting was adjourned at 4:50 pm.