

# Nature Trail Conservancy

## Board of Directors Meeting, Tuesday May 15, 2007

### Minutes of Board Meeting

The Board of Directors meeting took place at the Lodge, Nature Trail Subdivision on Tuesday, May 15, 2007 at 10:15 AM.

Board of Directors Present:

Dave Taylor, President and Director

Scott Jennings, Director

Ronnie Swaine, Director

Neil Nash, Director

Tony Tampary, Director

Eric Nickelsen, Director was absent from today's meeting.

Rob Bell was in attendance representing Nature Trail Management

President Dave Taylor called the meeting to order at 10:15AM and acknowledged that there was a quorum present to conduct business. Proof of Notice was issued May 1, 2007 and posted on the Lodge doors.

#### **Financials**

A copy of the Nature Trail Conservancy Financial Statement as of May 11, 2007 was given to all members for their review.

Total Income      \$133,900.00

Total Expenses      19,761.36

Current Balance    \$114,138.64

Neil Nash stated that the Board should adopt the current Nature Trail Conservancy Budget. Tony Tampary made a motion to adopt the budget, Scott Jennings seconded the motion. All were in favor and the motion passed.

Tony Tampary moved to approve expenses stated in the Financial Statement and at that time discussion began:

Neil Nash stated that the funds in the Conservancy are a Reserve item and must be in an interest bearing account. The operating account should be in a Money Market which yields the highest interest available.

Tony Tampary stated that the board should adopt a policy that the funds can not fall below a certain amount and have a specific Budget.

Neil Nash then commented that since no one knows what to expect with Capital Expenses, given the fact this is the first year we should wait until the next meeting to adopt such a policy.

Scott Jennings mentioned that in 5 to 10 years the resale of the lots and homes will generate money from the \$250.00 fee at each closing that is designated for the Conservancy Fund.

Scott Jennings will check to see if that is attached to the Deed and report back at next meeting.

Scott Jennings asked that the board address capital expenses.

Neil Nash made a motion that the Conservancy Board vote to pay 30% of the cost to acquire a tractor and build a utility shed, the total amount not to exceed 30% of 45K estimated cost for the two projects. Scott Jennings seconds the motion. All in favor, no one opposed. The motion carried.

### **Trail Guides**

Dave Taylor reported that Dr Joe Edmisten proposed a fee of \$9600 for his services to identify plants and trees and supply booklets that contain educational information about such vegetation. This would not include signs to identify the plants and trees.

Neil Nash commented that we could develop a “long term relationship” with UWF. This could be a project for students. He stated that they might not be as capable as Dr Edmisten, however, we need publicity and we could probably get mileage out of the Pensacola News Journal by teaming up with the University. This was tabled until such time that the University can come out and give an assessment.

Scott Jennings mentioned having the Audubon Society come out and identify birds. Rob Bell suggested getting various environmental groups involved if at a later date, this affects the home owners it would be addressed at that time. Ronnie Swaine, suggested we offer Nature Trail for the Audubon Society monthly Bird meetings. Rob Bell said that should be with the understanding that it would be on an annual contract.

### **Hardscape Plans**

Dave Taylor reported an estimated price of \$1,000 for cedar split rail fencing. The fence will be approximately 150 ft “L” shaped which will lead to the trail. Souphone will install, however, his labor is an additional expense. Neil Nash made a motion to approve construction of the fence. Scott Jennings seconded the motion. All were in favor. The motion passed.

Tony Tampary asked about the sign in Memory of Mike Green. The sign should be ready now, however, put the fence up first then place sign on a 6X6 post next to the trail entrance.

### **Trail Improvements**

Scott Jennings asked about the trail surface. Rob Bell said once the flail mower, which will be attached to the new Kubota tractor, is used on the trails we should wait at least 60 days and assess the surface at that time. Rob Bell also mentioned that a chipper attachment could be purchased at a later date.

Rob Bell suggested park benches and picnic tables for the residents to use along the trails. Neil Nash said that he had access to picnic tables that are at Marcus Point and could be shared with Nature Trail for the time being. Rob also suggested “Bug Spray” along the trail.

**Legal Council**

Dave Taylor said that Nature Trail Home Owners Association is checking on an attorney to represent HOA and this council would be the same for the Conservancy.

**Open Discussion**

Ronnie Swaine suggested adding an outsider as an additional board member and putting lot owners on committees. He mentioned that Allan Bookman advised not to co-mingle Conservancy and Home Owners Association.

There being no further business the meeting adjourned at 10:10 AM