

Nature Trail Homeowners Association, Annual Membership Meeting

Minutes of the Meeting, Tuesday, March 6, 2012

Location: Nature Trail Lodge

Board of Directors In Attendance: John Carr, Neal Nash, , Nikki Nash, Eric Nickelsen, Jason Shook, Karen Sindel, Ronnie Swaine

Additional Personal In Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager)

1. **Meeting was called to order at 6:05 p.m. by Ronnie Swaine.**
2. **Suspension of voting rights for accounts over 90 days past due.**
 - Neal Nash made a motion to approve, Karen Sindel seconded, Unanimous.
3. **Establish a Quorum**
 - Ronnie Swaine stated that a Quorum of the Members was present, with over 30% of Ownership accounted for via proxy or attendance.
4. **Proof of Notice**
 - Rob Bell stated that notice was mailed to Owners on 2/16/12 and posted at the Lodge on 2/16/12.
5. **Disposition of Previous Minutes**
 - Karen Sindel made a motion to approve the Minutes of the Board of Directors Meeting on 1/17/12. Eric Nickelsen seconded, Unanimous.
6. **Election of new Board Member**
 - Recommendation by the nominating committee to reelect Karen Sindel and Jason Shook
 - No floor nominations
 - Approved unanimously
7. **Review Financials – Rob Bell**
 - 2012 Budget review
 - Dues to remain the same at \$845 per lot
8. **Manager’s Report – Rob Bell/Ken Jernigan**
 - Rob Bell stated pool leaks have been repaired. Management is currently working with ECUA for a credit on the water bills for the time period of the leaks and the water usage is back within normal range.
 - Review landscaping proposals
 - Discussion from floor regarding trail near property line and cul-de-sac improvements. Board decided the Nature Trail Conservancy Board of Directors would discuss further at their meeting.

- Ken Jernigan gave an update on the Lodge and pool. He stated the Lodge was repainted at the end of 2011. Reminded owners of the current pool rules, including the sign in sheet and encouraged them to keep the pool and patio areas clean after each use.
- Request from the floor to extend pool hours to 10 PM.
- Ronnie Swaine stated the outdoor cushions will be cleaned prior to the beginning of the pool season.
- Scott Jennings gave a sales report update
 - Lots sold in 2011
 - 560 total in Escambia County, 83 sold in Nature Trail or 14.8% market share
 - Patio lots average sale was \$33,000; 11% decline from 2010
 - Standard lots average sale was \$50,000; 16% decline from 2010
 - Houses sold in 2011
 - 28 total (\$200,000 - \$490,000) Patio and Standard
 - Average sales price was \$323,000
 - Active House listings
 - 13 total (\$239,000 - \$440,000)
 - 6 pending house contracts
- Dave Taylor reported
 - 91 families currently living in Nature Trail
 - 13 spec houses
 - 31 houses under construction
 - Approximately 260 lots sold – almost 40%

9. **Delinquent Account Status – Braden Ball**

- Braden gave status updates on delinquent accounts
- Approximately 5-7% annually
- Continuing to enforce delinquencies through demand letters, liens and foreclosures

10. **New Business**

- Social Committee
 - A new social committee was created with Steve Colony and Olivia Swaine leading it along with several other volunteers
 - \$4,000 annual budget
 - 2-4 events will be scheduled per year
 - Discussion of the 2011 Holiday party. Approximately 80 people attended.
- Sidewalks/Amend Covenants & Restrictions
 - Current Covenants, Conditions and Restrictions require sidewalks to be installed within 7 years of subdivision development. Discussion of extending the time period to when Nature Trail is 70% built out.
 - Main concern of installing sidewalks within the current timeframe is any sidewalks installed on vacant lots will be damaged or destroyed during construction on that lot and the owner will be required to replace it, therefore paying for the sidewalk twice
 - Changing the Covenants, Conditions and Restrictions would require a $\frac{3}{4}$ vote by owners
 - Discussion on safety of pedestrians and children by not having the sidewalks in place
 - By a show of hands 50-70% of attendees in favor of changing the timeframe

- Open Forum
 - Ronnie Swaine reminded builders to police the trash on construction site and adjoining lots
 - Consider putting in a right hand turn lane at main entrance exit
 - Nine Mile Road widening project – not on FDOT radar
 - Noise and times for work by subs and contractors
 - Directory of residents
 - Facebook for Nature Trail HOA
 - Nature Trail website updated
 - Fence installation requirements for owners who back up to Nine Mile Road
 - Pool hours extended
 - Disaster recovery plan for tree removal
 - Comprehensive security proposal by Jason Shook

11. Meeting adjourned at 7:05 p.m.