

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, October 17, 2012

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: Eric Nickelsen, Neal Nash, Nikki Nash, Karen Sindel, Ronnie Swaine

Additional Personal in Attendance: Braden Ball (HOA Attorney), Ken Jernigan, Rob Bell

1. Meeting was called to order at 10:00 a.m. by Ronnie Swaine, President

2. Proof of Notice

- Notice was posted at the Lodge on October 10, 2012.

3. Approve Previous Minutes

- Motion by Eric Nickelsen to approve the minutes from the Board meeting on March 6, 2012. Second by Karen Sindel, approved as submitted.

4. Appoint replacement of Jason Shook

- Jason resigned from the Board following the annual meeting on March 6, 2012. Ronnie Swaine recommended Steve Colony to replace Jason Shook. Steve is an active resident in Nature Trail, and also attends ARC meetings when possible. A motion was made by Eric Nickelsen to appoint Steve, seconded by Karen Sindel, approved unanimously.

5. Appoint committee to review Covenants, Conditions and Restrictions

- Possible amendments to the Covenants, Conditions, and Restrictions for Nature Trail:
 - A. Requirements regarding Sidewalks in Nature Trail. The CC&R's state that sidewalks have to be installed within 7 years. February, 2013 starts the 6th year. There was discussion to change this requirement to 85% of the subdivision being built out.
 - B. Eric Nickelsen recommended signatures on checks should be allowed by two Board members, and not the President and Treasurer only.
 - C. The Board members were asked to review the CC&R's prior to the next meeting and provide additional comments to present at the Annual meeting.

6. Pool Update

- The pool has been a continual battle since late 2011. The pool contractor has worked with management and ECUA to try to resolve the issue. The pool will be shut down in November/December for more extensive repairs. Upon completion of the repairs, ECUA will settle with the HOA on the sewer portion of the bill.
- The water main supplying the Lodge and pool is a 2" pipe. Management will work with ECUA to see about putting a separate 'irrigation' meter to service the pool, once all issues are resolved and ECUA has issued credits to the HOA.

7. New Business

- Nominating Committee
 - Ronnie, Neal and Nikki served as the nominating committee for 2012. Ronnie Swaine informed the Board that he will not serve as the President for 2013; he recommended the Board consider Karen Sindel to replace him. The Nominating Committee will Nikki, Neal, and Ronnie, they will make recommendations to the Board at the annual meeting for officers.
- Builder Ricky Wiggins is interested in talking to the BOD about having a Friday Realtor gathering at Nature Trail right before they showcase the Dream Home he will be building in Nature Trail for the 2013 Parade of Homes. They will have the Ribbon Cutting for the Parade of Homes at that time, and have requested use of the lodge for a party. This is a special event that will be good for Nature Trail. The Board must consider waiving the rule stating 30 people max for event unless it is approved as a HOA event.
- Neal made motion to make this a HOA sanctioned event. Second by Karen...Discussion...approved.
- Lot M-16 backs up to greenbelt area. Homeowner has cleared about 25' and added plants and pine straw....bricks stored there also. ARC is concerned about HOA/Conservancy property being used without permission. The BOD will issue a letter to the Membership, instructing them not to construct or store anything on greenbelt property. It is to remain a natural area. President will write letter to homeowner.

8. Adjourn

- Motion to adjourn by Eric, Second by Karen. Adjourned at 11:00 am.