

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, January 17, 2013

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: John Carr, Steve Colony, Eric Nickelsen, Neal Nash, Nikki Nash, Ronnie Swaine

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

1. Meeting was called to order at 9:00 a.m. by Ronnie Swaine, President

2. Proof of Notice

- Notice was posted at the Lodge on January 10, 2013.

3. Approve Previous Minutes

- Motion by Eric Nickelsen to approve the minutes from the Board meeting on October 17, 2012. Second by John Carr, approved as submitted.

4. Sherri Ziegler – Social Events Discussion

- Sherri Ziegler, events coordinator, was in attendance to give an overview of recent events that have been held at the Lodge for owners. A list of upcoming events was passed out.
- The events that have been held have been a big success. Homeowners enjoy and appreciate having events to attend.
- Neighborhood Garage sale date was not approved since it was to be held at the same time as the Parade of Homes.
- Sherri will come up with a wish list of items she would like for the BOD to consider. She will also come up with a budget for events for the future.

5. Review Covenants, Conditions and Restrictions and Bylaws

- Ronnie Swaine, President, went through items to be addressed:
 - Covenants, Conditions and Restrictions
 - A. Article 7 Section 2 – needs to be changed from 1,800 sq. ft. to 1,200 sq. ft. for the bottom floor of a two story house requirement.
 - B. Article 7 Section 24 – needs to have wording changed to spell out ‘patio lot’ and ‘standard lot’ in the section.
 - C. Article 7 Section 27 – discussion on how to handle requirements regarding sidewalks in Nature Trail. Braden Ball is asked to come up

with possible changes to the covenants that include the sidewalk issue. The concern is we are at the 6th year of the 7 year requirement to put sidewalks in. Because 40% of lots in Nature Trail are below street grade, owners installing sidewalks on vacant lots may have to deal with erosion or filling in order to build sidewalks to elevation. There were comments that requiring all sidewalks to be put in will cause a problem when construction begins on vacant lots. Suggestion to wait until subdivision is 85% built out.

- D. Article 4 Section 1A – If a lot owner is delinquent in paying his HOA dues, he will not be allowed to use any amenities at Nature Trail for 60 days. Needs to be changed to no use until dues are current.
- E. Article 4 Section 2 – Delegation of Use – common areas and use of pool. Page 8. Use shall be restricted to owners, guests and tenants.
- F. Article 5 Section 11 – HOA assessment – need to follow statute as to where in line Nature Trail will stand to collect.

- Bylaws

- A. Article 3 Section 1 – concern about trying to meet the requirement to have the Annual meeting on the same day of the month each year.
- B. Conversation by Eric Nickelsen to address the issue of check signing. He recommends that any two board members should be allowed to sign checks not only the President and Treasurer to sign checks.
- C. Article 5 Section 2 – change from Selection of BOD by secret written ballot.

6. New Business

- Discussion regarding owners of two lots being required to put sidewalks in on their second lot.
- Discussions regarding builders keeping their job sites clean.
- Pet Issues – Potbellied pig pet at Nature Trail. Waiting on legal opinion if this is an acceptable pet per restrictions.
- Comment on what date the HOA meeting will be held this year. That date is to be determined.
- Discussion to combine the annual HOA Membership and Board of Directors meeting into one.

8. Adjourn

- Motion to adjourn by Neal, Second by Eric. Adjourned at 10:27 a.m.