

**Nature Trail Homeowners Association, Annual Membership Meeting**  
Minutes of the Meeting, Tuesday, March 5, 2013

Location: Nature Trail Lodge

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

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

1. **Meeting was called to order at 6:13 p.m. by Ronnie Swaine.**
2. **Suspension of voting rights for accounts over 90 days past due.**
  - Eric Nickelsen made a motion to approve, Neal Nash 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 and/or emailed to Owners on 2/15/13 and posted at the Lodge on 2/15/13.
5. **Disposition of Previous Minutes**
  - Eric Nickelsen made a motion to approve the minutes of the HOA Annual Membership meeting held on 3/6/12 and the Board of Directors Meeting held on 1/17/13. John Carr seconded, Unanimous.
6. **Budget – Rob Bell**
  - 2013 Budget review
    - Gulf Power lights – 186 lights will be installed, 3 more have been installed at the back entrance and there are currently 120 already installed throughout the neighborhood
    - Dues to remain the same at \$845 per lot
    - Water costs were higher due to a pool leak which is now fixed. Worked with ECUA and received a refund of \$16,000 which has been added into the 2013 budget.
    - There is approximately \$65,000 over and above the reserve funding and operating expenses which has been earmarked in a capital improvement fund.
    - The special events budget has been increased to \$9,500
  - John Carr made a motion to approve, Karen Sindel seconded, Unanimous.
7. **Election of new Board of Directors Officers**
  - Currently there are 7 board members so there is no vacancy, however 4 member's terms expire at the end of 2013
  - Recommendations from the nominating committee

- Social Committee – Sherri Ziegler
- Architectural Review Committee – Nikki Nash and Steve Colony
- Board of Director President – Steve Colony
- Neal Nash made a motion to approve, Eric Nickelsen seconded, Unanimous.

## 8. Manager's Report – Rob Bell/Ken Jernigan

- Rob Bell reported:
  - Reminder to all residents to keep their garbage cans out of sight and to clean up after their pets.
  - An HOA board with only residents is not allowed by Florida statutes.
  - The approximately \$65,000 in the capital improvement fund can be used for some of the social committees wish list items with board approval
  - Reserve Assessment needed to ensure adequate funding for common areas, roads, buildings, holding ponds, painting, carpet, roofing, etc. Estimated cost to do the reserve study is \$5,000.
  - Management company would like to begin charging a \$20 estoppel fee per closing with board approval
  - Neal Nash made a motion to approve both requests, Karen Sindel seconded, Unanimous.
- Ken Jernigan reported:
  - Reminder to all residents about keeping up their landscaping – mowing, edging, weeds in flower beds – and if they wish to make any landscaping changes it must have ARC approval.
  - The pool is repaired and ready for the season. The chairs and lounges are being reconditioned and more will be purchased if needed. Reminder to all owners to sign in at the pool gate and remember to put the umbrellas down after use.
  - The Lodge is in good shape. It is cleaned weekly and after each event and is being monitored for damage from events. The carpets are cleaned quarterly.
  - The fitness center will be getting new equipment over the next few weeks. Remember to wipe down the machines after each use.
  - All satellite dish installations need to be approved by the ARC.
- Dave Taylor reported
  - 130+ families currently living in Nature Trail
  - 75 houses under construction
  - Nature Trail is over 30% built out
  - 70 houses and 118 lots were sold in 2012
  - 50 lots have sold and 15 are pending so far in 2013
- Discussion from floor regarding pool access by those not permitted and other pool access options such as electronic gate codes like at the fitness center. Rob Bell stated if you suspect someone is not supposed to be at the pool then report it to Dave Taylor or Ken Jernigan while that person is there not after the fact so the matter can be handled right away. Additionally, take the opportunity to meet the person, they might be a neighbor you have not met.
- Discussion from floor regarding ARC review policies for house and design approval and follow up once construction is complete. Ronnie Swaine stated houses have been rejected for being repetitious.

## 9. Delinquent Account Status – Braden Ball

- Braden gave status updates on delinquent accounts
- Aggressive collection of these fees
- Continuing to enforce delinquencies through demand letters, liens and foreclosures

## 10. New Business

- Social Committee
  - Sherri Ziegler announced the scheduled upcoming events, discussed past events and presented a list of 'wish list' items to enhance the Lodge.
- New Rules for Builders
  - Ronnie Swaine discussed the notice that was sent to builders regarding lot clearing, work hours and debris cleanup.
- ARC Policies – proposed changes to amend the Covenants and Restrictions
  - Delegation of use
    - This change will not allow owners to give contractors, etc. the right to use the common areas and facilities.
  - Liability of a first mortgage for assessments
    - Provides remedies for the HOA in accordance with current Florida statutes.
  - Minimum square footage and residential design
    - Changes standard lot first floor requirements from 1,800 SF to 1,200 SF (this was incorrect on the original document).
  - Multiple lots as building sites
    - Clarification as the original was confusing and incorrect. Added language as follows: platted...Patio Lot within the subdivision, if classified as a Patio Lot, or the smallest Standard Lot, if classified as a Standard Lot.
  - Sidewalks
    - Currently all sidewalks must be installed 7 years after the recording of the Covenants (1/07).
    - Recommended change: when greater than 85% of the lots have homes constructed on them.
    - Reasons for change: financial hardship, two thirds of the lots remain vacant and sidewalks will have to be torn up during construction, not knowing what the finished elevation will be so sidewalks will be installed at the wrong elevation, and significant erosion as there will be no irrigation or grass to prevent it.
    - Open discussion on what the percentage should be if not 85% and installing sidewalks in the common areas
  - All changes will require signed approval by  $\frac{3}{4}$  of owners
- Open Forum
  - Gulf Power cleared the right of way and the board is making sure no one is using those areas for entry into Nature Trail.
  - Hunting stands have been removed from Nature Trail and International Paper Co. properties. As far as the gun shots heard, according to county ordinance you can shoot a gun as long as it is not 300 feet within a residence.
  - There are plans to improve the retention pond on Rose Mallow Lane and the Conservancy board will discuss further at their meeting.

- Reminder that the Parade of Homes will be taking place May 4<sup>th</sup> – 14<sup>th</sup>, the Dream Home is located in Nature Trail and built by Ricky Wiggins.

**11. Meeting adjourned at 8:01 p.m.**