

Nature Trail Homeowners Association, Meeting of the Board of Directors

Minutes of the Meeting, August 27, 2013

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: Steve Colony, Eric Nickelsen, Neal Nash, Karen Sindel

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

1. Meeting was called to order at 4:00 p.m. by Steve Colony, President

2. Proof of Notice

- Notice was posted at the Lodge on August 19, 2013.

3. Approve Previous Minutes

- No previous minutes to approve.

4. Brown Construction Proposal

- To pay for repairs to damaged wall of storm water drain inlet.
- Karen Sindel made a motion to approve, Neal Nash seconded, Unanimous.

5. Nature Trail Realty – Fitness Center Expansion

- Ronnie Swaine, representing Nature Trail Realty, presented proposal to double the size of the fitness center.
- Two estimates were received: Kevin McCoy \$110,000-120,000 and Morette Construction \$209,200.
- Nature Trail Realty increased the price from lower bid by \$5,000 to cover architectural needs.
- Nature Trail Realty will pay \$105,000 and is asking Nature Trail HOA to pay \$35,000.
- In exchange, Nature Trail Realty is asking for a 10 year extension to the lease for the office next to the Lodge. This is approximately \$9.36/SF lease rate.
- Braden Ball will write up a lease agreement and it will show who from the Nature Trail HOA voted for this proposal.
- Neal Nash made a motion to approve, Karen Sindel seconded, Approved.

6. Swimming Pool Expansion

- Discussion on the possibility of building a new pool in the future including additional bathrooms and parking.
- Neal Nash asked that more information on the cost be investigated and presented to the Board.
- New pool could cost up to \$300,000.
- Suggestion that new pool be adults only

7. Security – Close Back Gate

- Discussion on adding a camera overlooking the back gate area. Camera would be put on a fiberglass pole that will be donated by Steve Colony.
- Discussion on adding a camera to the front gate, Lodge and pool area.
- A computer, software and additional equipment would be needed to achieve this project.
- Eric Nickelsen made a motion for the HOA to investigate and spend up to \$4,000 for a camera and necessary equipment, Karen Sindel seconded, Approved.

8. Ticket Issuing within Nature Trail

- Request that an extra Vice Security officer be visible during peak times with a radar gun to see if this will slow traffic down.
- Vice Security can write tickets and track money owed.
- Discussion that owners probably would not agree to this and would just destroy any ticket given to them.
- A notice will be put on Facebook reminding drivers to slow down.
- Escambia County Sherriff's Office will not come on Nature Trail private property and write tickets.
- Suggestion to check into one of the new speed limit signs that displays your speed.

9. Commerce Park – Navy Federal

- Discussion on working on a proposal to present to the County Commissioner for ideas on the future land use of the landing field area across Nine Mile Road. We do not want a distribution center as part of the proposed Commerce Park.

10. Amendment Concerns

- For sidewalks, a proposal for a 3 or 4 year delay may be better than trying to get an 85% approval from owners.
- Eric Nickelsen made a motion to approve, Steve Colony seconded, Approved.

11. New Business

- Common Area Easements need to be manicured
 - The area is HOA property but permission can be given for the upkeep of the area in question.
 - The HOA will ask owners on each side to take care of the area including mow, trim and manicure.
 - Owners can also ask the ARC for approval to plant trees or other plants that would enhance the area.
- Satellite Dish Installation
 - The HOA is having issues with the placement of satellite dishes.
 - They need to be placed in the back of the house if at all possible.
 - There are times a signal cannot be received from that location so this needs to be addressed on a case by case basis with the ARC.
- A/C Cover Installation
 - The A/C unit needs to be covered before a resident moves in.

- For homes that are occupied and still have this issue it is recommended the ARC look at the area from lot line to lot line and not on an angle.
- If there are plants already planted but not yet matured enough to completely cover the A/C unit that should be taken into consideration as well.
- If there are special concerns the owner should submit a request to the ARC and have them look at the particular situation.

12. Adjourn

- Adjourned at 5:10 p.m.