

**Nature Trail Homeowners Association, Meeting of the Board of Directors**  
Minutes of the Meeting, December 19, 2013

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: Steve Colony, John Carr, Neal Nash, Nikki Nash, Karen Sindel

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

**1. Meeting was called to order at 3:30 p.m. by Steve Colony, President**

**2. Proof of Notice**

- Notice was posted at the Lodge on December 6, 2013.

**3. Approve Previous Minutes**

- Motion by John Carr to approve the minutes from the Board meeting on August 27, 2013. Minutes were not approved as submitted. In regards to the Fitness Center Expansion, Braden Ball was asked change the term 'lease agreement' to 'use and license agreement' as it is referred to in the Declaration of Covenants, Conditions and Restrictions. These changes were made and approved by the board via electronic notification on December 22, 2013.

**4. Nature Trail Realty Proposal**

- Proposal was read and discussed.
- Karen Sindel made a motion to approve, Nikki Nash seconded, John Carr abstained. Approved.

**5. Nominating Committee**

- Ken Custer has been nominated to fill the balance of the term vacated by Ronnie Swaine.
- Karen Sindel made a motion to approve, John Carr seconded. Approved.

**6. Lodge Reservations**

- Discussion on the rules and regulations.
- All rules will be kept in place for now.

**7. New Business**

- Discussed efforts on collecting signatures to change the Covenants, Conditions & Restrictions

**8. Adjourn**

- Adjourned at 4:10 p.m.