

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, April 29, 2014

Location: 120 E. Main Street, Pensacola, FL

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

Additional Personal in Attendance: Braden Ball (HOA Attorney), Rob Bell, Ken Jernigan, Ronnie Swain, Mr. Lister

1. Meeting was called to order at 3:00 p.m. by Steve Colony, President

2. Proof of Notice

- Notice was posted at the Lodge on April 11, 2014.

3. Approve Previous Minutes

- No previous minutes to approve.

4. BOD Member Term Limits

- John Carr motioned, Neal Nash second, Ken Custer will chair the nominating committee and develop nominations for the BOD.

5. Reserve Assessment Proposal

- The reserve proposal has a reduced cost of \$5,000. We previously budgeted \$10,000 for this project. Due to the reduced cost, we propose a reallocation of the \$5,000 in funds to be reallocated to a site plan for a secondary pool. Motioned by Neal Nash, Second by John Carr, Motion Approved.

6. Pool Expansion

- Robert Bell is working on this proposal.

7. Golf Cart Concerns

- There are 35-40 golf carts at Nature trail; therefore a policy needs to be established for the safety of residents on these private roads.
- Rules for Golf Cart:
 - A. A golf cart can only be operated by a person with a valid driver's license
 - B. A person must maintain liability insurance and have Nature Trail Homeowners Association, Inc. listed as additional insured.

- C. No motorized vehicles are allowed in Conservation Areas or on sidewalks
- D. The golf carts must be properly stored and out of view
- E. Sticker Certification – golf carts will issued stickers with a corresponding number, so that any complaints can be addressed directly with the owner
- F. Highlights must be used between dawn until dusk
- We will need to add signage at all trailheads to indicate No Motorized Vehicles are Permitted.

8. Lodge Reservation Policy

- A town hall meeting will be held to discuss new changes to the Lodge reservation rules.

9. Appointment to ARC Committee

- Review the policies that are currently in place.

10. New Business

- Ronnie Swain mentioned a request for a Volleyball court. We will need to work this court into the site plan along with the new pool.
- Discussions regarding families using the area behind the pool for soccer. Soccer nets are brought by the individual and removed after the game.
- Facebook – we currently have 3 different pages. A suggestion regarding a new HOA Events page was discussed.

11. Adjourn

- Motion to adjourn by John Carr, Second by Neal Nash. Adjourned at 4:15 p.m.