

**Nature Trail Homeowners Association, Meeting of the Board of Directors**  
Minutes of the Meeting, January 15, 2015

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: Steve Colony, Eric Nickelsen, Nikki Nash, Ken Custer, Chris McBrayer, Sonya Szot

Additional Personal in Attendance: Braden Ball (HOA Attorney), Rob Bell, Ken Jernigan, Forrest VanCamp (FVC Engineering)

1. **Meeting was called to order at 4:33 p.m. by Steve Colony, President**
2. **Proof of Notice**
  - Notice was posted at the Lodge on January 13, 2015
3. **Approve Previous Minutes**
  - No previous minutes to approve
4. **Confidential Meeting with Braden Ball**
  - No details can be provided
5. **BOD Election of Officers**
  - Steve Colony was nominated as President by Eric Nickelsen, Chris McBrayer second, Unanimous
  - Eric Nickelsen was nominated as Vice President by Chris McBrayer, Sonya Szot second, Unanimous
  - Chris McBrayer nominated as Secretary/Treasurer by Eric Nickelsen, Ken Custer second, Unanimous
  - Motion by Steve Colony to update officers to Eric Nickelsen as Secretary/Treasurer and Chris McBrayer as Vice President, Sonya Szot second, Unanimous
6. **Nominating Committee**
  - Steve Colony motioned, Eric Nickelsen second, Ken Custer and Sonya Szot will co-chair the nominating committee and develop nominations for the BOD.
7. **Golf Cart Policy**
  - Chris McBrayer reached out to most of the residents that the Board was aware of that had concerns (via emails to the HOA), addressed their concerns

with them directly, and presented his findings to the Board in order to update the Golf Cart Policy. Suggested changes are requirement to list Nature Trail HOA as additionally insured clause deleted, golf cart insurance clause remains in place, violators are subject to fines, altered/decorated golf carts clause deleted, brake light required clause deleted, illuminated trail lights clause inserted; Steve Colony motion to enact changes, Sonya Szot second, Unanimous

- Nature Trail Conservancy Board decided the No Carts Allowed on Trails, Nature Trail HOA Board does not have jurisdiction over the trails.

#### **8. New Business**

- Lodge reservation survey results and emails to HOA regarding Lodge reservation survey/concerns presented to the Board by Chris McBrayer. Chris McBrayer motioned to allow Nature Trail Owners to exclusively reservation the Library within the Lodge, Sonya Szot second, Unanimous.

#### **9. Adjourn**

- Motion to adjourn by Nikki Nash, Second by Steve Colony. Adjourned at 6:45 p.m.