

.Nature Trail Homeowners Association, Meeting of the Board of Directors

Minutes of the Meeting, August 24, 2015

Location: 120 E. Main Street, Pensacola, FL

Board of Directors in Attendance: Steve Colony, Ken Custer, and Neal Nash with Sonya Szot & Chris McBrayer (via teleconference)

Additional Personal in Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager), Ellen Moore, Dan Moore

1. Meeting was called to order at 10:04 AM by Steve Colony, President

2. Proof of Notice

- Notice was posted at the Lodge on August 23, 2015.

3. Approve Previous Minutes

- Neal Nash motioned to approve the minutes from the previous Board meeting on June 23, 2015, Ken Custer seconded, Approved.

4. Parking Issues

- Ellen and Dan Moore discussed issues with parking on the right of way and vacant lots.
- Braden Ball reviewed the Nature Trail Covenants for a resolution.
- Chris McBrayer suggested a letter to the lot owner regarding the specific issue on Foxtail Loop. Board to discuss with Braden about sending a letter to all lot owners regarding parking in the street or ROW. Contractors will be sent a reminder about dumpsters and porta potty on the lot in which they are building.

5. Fencing

- Allen Bounds to give additional information on fence encroachment.
- Clearing of Conservancy property is strictly prohibited.

6. Resignation of Nikki Nash

- Nikki Nash announced she is resigning from the Board of Directors. Neal Nash made a motion to appoint Andrew Hobbs, Chris McBrayer seconded, Approved. Andrew Hobbs will assume the position on October 1, 2015.

7. Staggered Director Terms

- Proposing to change By-Laws to stagger term expiration dates. This item will be addressed at the Annual Meeting.

8. New Business

- Board had a brief discussion regarding the 2016 Budget.

9. Adjourn

- Motion to adjourn by Neal Nash, Second by Steve Colony. Adjourned at 11:20 a.m.