

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

Minutes of the Meeting, November 24, 2015

Location: 120 E. Main Street, Pensacola, FL

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

Additional Personal in Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager), Haley Crawford

1. Meeting was called to order at 11:04 AM by Steve Colony, President

2. Proof of Notice

- Notice was posted at the Lodge on November 20, 2015.

3. Approve Previous Minutes

- Eric Nickelsen motioned to approve the minutes from the previous Board meeting on August 24, 2015, Sonya Szot seconded, Approved.

4. Budget

- Questions about pending budget are regarding pond maintenance, sidewalks, and amenities.
- Pond maintenance will include preventative maintenance to help remediate water flow issues moving forward.
- The Board plans to install \$25,000 of sidewalks in 2016 and 2017 on common areas.
- The Amenities Committee will present their findings to the membership at the Annual Meeting and the \$25,000 capital improvements will be allocated to improvements desired by the membership and approved by the Board

5. Allen Bounds Proposal

- The Board has issues with the 5 year contract length and monthly fee.
- Mr. Bounds is currently paid for plan reviews and ARC violations, but he is not compensated for Minor Improvement Forms and Change of Plans Reviews.
- Eric Nickelsen motioned the proposal be reformed to an annual renewal and negotiations of pricing, Neal Nash seconded, Approved.
- Chris McBrayer requested an accountability program with Mr. Bounds to verify that he is researching violations multiple times a week.
- The Board requested Management to reallocate the additional \$10,000 management fee to not hire an onsite person, but to direct these funds to Mr. Bounds. We will redefine the roles and duties of management and Architect of Record using that \$10,000 increase.

6. Security Proposals

- Chris McBrayer discussed that he liked the idea that one of the proposal included modernization and handling minor, recurring violations.

- The Board has created a Security Committee to compare security proposals and determine the best course of action. This committee will include Chris McBrayer, Andrew Hobbs, Ken Custer, and Robert Bell.
- Andrew Hobbs discussed car burglary in the neighborhood and appears to be kids entering unlocked vehicles.

7. **Storm Water Issues**

- The remediation work regarding storm water issues in the Block B will begin next week and the work is scheduled to be finished by year end.
- A resident requested his dues be waived due to a storm water issues impacting his property. Braden Ball addressed this issue and stated that per Florida Statute 720.3085(2)(a) we cannot legally waive anyone's regular assessments. The Board will investigate and have contractors advise them on how to proceed.
- In Block U, a storm water issue was identified and a swale was cut to direct the water to the retention pond which has solved this issue.

8. **Officers**

- Steve Colony's term will end as of 12/31/15.
- Eric Nickelsen will resign from the Board of Directors effective 12/31/15.
- Braden Ball will draft the necessary documentation to propose a Bylaw Amendment to the membership to allow staggering Board members terms.

9. **ARC Nominations**

- Nikki Nash would like to resign from the ARC.
- Neal Nash motioned that Simone Lindsay be nominated to the ARC to replace Nikki Nash, Eric Nickelsen seconded, Approved.

10. **New Business**

- Zoning Meeting – Ken Custer attended the meeting and stated that the owners are requesting that the property be rezoned to high density, heavy use.
- Annual Meeting – Limiting everyone's speaking time to 2 minutes.
- Fitness Center – The flooring needs to be replaced in the fitness center. There are 2 options: \$9,000 rubber flooring from Fitness Master or \$6,500 vinyl flooring from Gene's Flooring. The rubber flooring is made for gym use. The flooring will be funded using reserve funds.
 - Ken Custer motions to replace the carpet in the Fitness Center with the rubber flooring, Eric Nickelsen seconds, Approved.
 - Eric Nickelsen motions to paint the Fitness Center before the flooring is replaced, Neal Nash seconds, Approved.
- Lodge – The carpeting in the Lodge appears acceptable for now and will be reevaluated at a later date.

11. **Adjourn**

- Motion to adjourn by Steve Colony, Second by Ken Custer. Adjourned at 12:25 p.m.