

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, December 22, 2015

Location: 120 East Main Street, Pensacola, FL

Board of Directors in Attendance: Steve Colony, Andrew Hobbs, Ken Custer, Sonya Szot, Chris McBrayer, John Kellas, Neal Nash, Simone Lindsay, & Eric Nickelsen

Additional Personal in Attendance: Rob Bell (HOA Manager) & Braden Ball (HOA Attorney)

1. Meeting was called to order at 10:00 AM by Steve Colony, President

2. Proof of Notice

- Notice was posted at the Lodge on December 17, 2015.

3. Approval of Previous Minutes from December 6, 2015

- Sonya Szot motioned to approve minutes, Neal Seconded, Approved.

4. New Board Members and Officers

- Chris McBrayer motioned to appoint Simone Lindsay to the Board to fill Eric Nickelsen's vacancy effective 12/31/15, Neal Seconded, Approved.
- 2016 Officers:
 - i. Ken Custer, President
 - ii. Chris McBrayer, Vice President
 - iii. Neal Nash, Secretary
 - iv. Sonya Szot, Treasurer
- Neal Nash motioned to approve above listed officers, Andrew Seconded, Approved.

5. Runners from Navy Federal

- Discussed possibly 5 NFCU employees that are non-residents and running through Nature Trail on their lunch break.
- Board to monitor the situation moving forward.

6. VICE Security

- Board discussed insurance limits and indemnification for armed guards on patrol.
- Meeting set for January 6, 2016 to follow up with VICE.
- Guards are now stopping everyone, cooperation from residents to control visitors.
- 911 is the first call in the event of an emergency, break in, etc.
- Owners can apply for 6 month pass for frequent visitors. Front Gate must be used.
- Clickers are NOT allowed for any non-residents.

7. Fitness Classes

- Board to allow fitness classes to continue at the Lodge with restrictions:
 - i. Fitness Instructor must apply with the HOA
 - ii. All rules and regulations must be followed, not considered reservation
 - iii. Fitness classes are for residents and owners ONLY

8. New Business

- Discussed possibility of switching to a fiscal year end instead of calendar.

9. Adjourn

- Motion to adjourn by Steve Colony, Second by Ken Custer. Adjourned at 11:15 a.m.