

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

Minutes of the Meeting, May 5, 2016

Location: 120 East Main Street, Pensacola, FL

Board of Directors in Attendance: Simone Lindsay, Andrew Hobbs, Sonya Szot, Neal Nash, Ken Custer, & Chris McBrayer

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

- **Meeting was called to order at 9:05 AM by Ken Custer, President**
- **Proof of Notice**
  - Notice was posted at the Lodge on April 28, 2016.
- **Approval of Previous Minutes from December 22, 2015**
  - Neal motioned to approve minutes, Sonya Seconded, Approved.
- **Speeding in Neighborhood & Other Traffic Issues**
  - Process of notifying members with excess speed of 30 MPH
    - i. First letter to notify member of offense
    - ii. Second letter to notify member of recurring offense and consequences if speeding continues.
    - iii. Third letter to notify member of revocation of gate transmitter privilege as well as suspension of common area use privileges.
    - iv. Continued abuse may result in fines.
    - v. Revocation of common area privileges include , but are not limited to, use or reservation of Lodge, access to the Pool and Fitness Center.
  - Chris motioned to allow Tracey B. to carry a firearm subject to following conditions, Andrew Seconded, Approved with Sonya Descending
    - i. Tracey must proof of sufficient insurance and certification of training
    - ii. Insurance naming Nature Trail HOA as additionally insured
- **Retention Ponds**
  - Work on the Swordfern pond is nearing completion. The contractor found three springs during the excavation, causing the pond to continually hold water. The contractor and the engineer are looking into cost effective solutions.
  - Work is nearing completion at pond on the east side of Rose Mallow Way. The contractor should be done earlier next week with the excavation of organic material, as well as the replacement of the underdrain system.
  - The engineer is working on drawings to install a 'grate' system on Silverbell Court to minimize the amount of water coming down the hill and on to Foxtail Loop. The drawings should be complete next week, estimates immediately following.
  - The retention ponds have been in place 10 years, they need to have organic material excavated as part of a maintenance program. To do this initially, the cost is estimated to be approximately \$96,000, not including any work on underground drainage systems. There are several reserve items that have surplus funds available

that could be used for this project. Management is going to evaluate the entire reserve budget and make recommendations on changing the reserve schedule based upon the historical use of the funds. An additional meeting to vote to move money from reserves to pay for work need on retention ponds.

- Review budget and reserves prior to meeting to find additional funding.
  
- **Common Area Use**
  - Braden Ball gave the Board his thoughts on whether to approve the use of inflatables, slides, etc. and whether they are HOA sanctioned or membership organized. The recommendation is to have a \$2,000,000 liability policy with Nature Trail HOA listed as additionally insured for a sanctioned event with supervisory plan.
  - Fireworks exhibitions put on by owners are subject to rules and regulations as set by the State of Florida and the Escambia County Fire Marshall and require an approved Escambia County Fireworks Exhibition Application.
  - Ken motioned to only allow special activities (inflatables, slides, etc) at HOA scheduled and sponsored events coordinated through the Social Committee Chairperson/HOA Board following Braden's recommendation Simone Seconded, Approved.
  
- **Swimming Lessons at Lodge Pool**
  - Swimming lessons are not allowed at the community pool unless a sanctioned HOA event with releases, insurance, certifications, and parents present the entire time.
  
- **Model Home and Office Use**
  - Board discussed a model home being used as an office and any remedies for the HOA. No action was taken at this meeting.
  
- **New Business**
  - Ken motioned to add Ross Pristeria to the ARC, Simone Seconded, Approved.
  
- **Adjourn**
  - Motion to adjourn by Ken Custer, Neal Seconded. Adjourned at 10:30 a.m.