

Nature Trail Homeowners Association, Annual Membership Meeting

Minutes of the Meeting, Tuesday, December 6, 2016

Location: Navy Federal Auditorium

Board of Directors In Attendance: Richard Murray, Ken Custer, Chris McBrayer, John Kellas

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

1. **Meeting was called to order at 6:10 p.m. by Ken Custer.**
2. **Suspension of voting rights for accounts over 90 days past due.**
 - Chris McBrayer made a motion to approve, Richard Murray seconded, Unanimous.
3. **Establish a Quorum**
 - Ken Custer stated that a Quorum of the Members was present, with over 30% of Ownership accounted for via proxy or attendance.
4. **Proof of Notice**
 - Ken Custer stated that notice was mailed and/or emailed to Owners on 11/21/16 and posted at the Lodge on 11/21/16.
5. **Special Thanks to Navy Federal for Facilities**
6. **Introduction of Board Members**
7. **Disposition of Previous Minutes**
 - Chris McBrayer motioned to approve the minutes of the HOA Annual Membership meeting held on 12/8/16 and the Board of Directors Meeting held on 11/10/16. John Kellas seconded, Unanimous.
8. **Budget – Rob Bell**
 - 2016 Budget review
 - Bad Debt is calculated by the CPA.
 - Fitness Center R&M is large due to the new preventative maintenance contract.
 - Pond Maintenance was sizable due to work on the pond in Block B and Rose Mallow & Foxtail.
 - Finance Committee should be formed to determine investment options for Reserves.
 - 2017 Proposed Budget Review
 - Dues will remain at \$1,100 per lot per year
 - Major projects in 2017: \$25,000 allocated to capital improvements to be determined by the Amenities Committee and the Board, increased for pond remediation to prevent storm water issues.
 - Floor requested funding for a new vacuum cleaner and cleaning supplies for the Lodge.
 - Violation fees will go back into the capital improvement fund, not the operating account.
 - Reserve Fund interest is accrues in the Reserve account, not the operating fund.
 - Budget to be approved at a future Board meeting.

9. Delinquent Account Status – Braden Ball

- Braden gave status updates on delinquent accounts
- Very few new delinquent accounts
- Aggressive collection efforts used to recover delinquent fees.
- Continuing to enforce delinquencies through demand letters, liens and foreclosures

10. New Business

- Pond Remediation Project – the HOA is working diligently with vendors to assess each holding pond and creating a schedule of ponds to be addressed.
 - The Bell Ridge holding pond is complete.
 - The other ponds in primary need are the holding ponds in the E Block as well as the holding pond on the east side of Rose Mallow. All ponds will be addressed over time.
 - The HOA will provide a schedule to pond maintenance after the immediate issues are addressed and completed. A map of pond ratings was emailed on December 21, 2016.
 - Floor questioned development engineers being at fault. When NT was designed, the standards were 25 year flood and they met this standard.
- Property to East Development – the HOA negotiating sale of access property.
 - The HOA is negotiating a potential sale of the access property proposed by Moulton Properties using concerns raised in informational meetings.
 - The current negotiations include a \$250,000 payment to the HOA, addition to the sound wall, a fence, additional landscaping, and restrictions on tenants on the property.
 - If the agreement is not entered into, the HOA will not have any input as to tenants and usage of the adjacent property and the tenants will only be limited by county zoning.
 - Floor questioned whether ongoing payments based on rent were an option, Braden confirmed the Moulton will not sign any agreement based on future rents. Moulton is only interested in a one-time payment. Floor question who owns the 174 acres next to the east property, the HOA will investigate.
 - The HOA Board will not decide whether to sell the access property; the membership will vote via an amendment to the covenants and the HOA must obtain a ¾ affirmative votes to move forward. There are 659 lots and each lot gets one vote, so there would need to be 495 votes in the affirmative.
 - Once the HOA receives a finalized agreement, we will schedule a meeting within 24 – 48 hours with the membership to discuss.
 - The HOA will collect questions from the membership at the above mentioned meeting as well as any submitted via email to the HOA, we will acquire answers to these questions from the experts, and then distribute to the membership via email.
 - Dissenting options would like an investigation into the number of trips allowed with light access vs. without light access and if this would affect tenants or development options.
 - Floor requested funding from the agreement should be given to directly affected owners. Braden addressed that this would be illegal for the HOA to negotiate. Individual owners are welcome to negotiate with the East property owners directly, but the HOA cannot do this on their behalf nor can the HOA take any funds given to the HOA and distribute to a specific group of owners.
- Capital Improvements – Amenities Committee (Peg David)
 - The Amenities Committee used the \$25,000 in funds allocated to it to provide the following items to the HOA: 3 new gas grills, security cameras at the Lodge, fitness room door lock, six 8' folding tables with 32 folding chairs for the Lodge, 6 new pool umbrellas, 6 heavy duty umbrella stands, 6 "Close the Umbrella" signs, 6 'DogiPot' bag dispensers, six 6' trailside

benches, two 4' benches for tennis courts, 2 computer monitors for the Lodge, and Bluetooth system for Lodge speakers. The committee has pending an AED defibrillator and playground mulch.

- Other projects planned for 2017 include: soccer goals, Wi-Fi booster for the fitness room, 4 Crepe Myrtle trees (or similar) for Salt Grass common area, Kiddie Pool shade cover at the Lodge, sail shades for the pool area at the Lodge, playground shade at the Lodge, signs at the Lodge with security number & important information, outdoor bulletin board at the Lodge, tennis court screen, annual playground mulch refreshment, pool exterior tables replacement, and outdoor furniture at the Lodge. All these potential projects will be based on available funds.
- If the membership has any requests, please email them to the HOA.
- Open Forum
 - Floor questioned the HOA delaying the sound wall construction. This was addressed directly with the FDOT and there is NO delay in the sound wall. Scheduled to start in Spring 2017.
 - Floor questioned who is developing the property to the East, the Board does not know.
 - Floor requested an amendment to the Covenants to require perimeter owners to building fencing on their property, $\frac{3}{4}$ membership vote in the affirmative would be required. Any HOA member can draft the proposal and gather signatures. Floor warned of a majority voting on an amendment that affects a minority.
 - Floor proposed an owner portal. The management company will work with the website designer to implement this request.
 - Floor questioned additional street lights. There are 6 more street lights to be installed. The floor requested the HOA have Gulf Power investigate intersections again.
 - Floor requested an update on back gate. The antenna has been replaced. If clickers are not working, try replacing the battery. The HOA will continue to work to improve the gate response. Floor requested a bar code system be investigated.
 - Floor asked if a golf cart sticker was required to purchase annually. It was not the intent to require the re-purchase of a golf cart sticker annually, but owners are required to provide proof of insurance annually. The Board will address this issue.
 - Floor asked about sidewalks. Sidewalks should be complete by year end. They are being poured, then the vendor will be back to level them.
 - Reminder to membership not to block sidewalks or streets.
 - Reminder to membership to abide all traffic signs, especially stop signs.

11. Election of new Board of Directors Officers

- Two board member term is up – Ken Custer & Neal Nash. Thank you for your years of service.
- Nominations from the floor were requested, but no one new was suggested.
- The nominating committee developed 12 nominations: Robert Barron, Patrick Cobb, Shane Countryman, Peg David, Heath Denham, Michael Douglas, James Gilson, Jerry Maygarden, Billy Miller, Doug Peterson, Tom Sutterfield, and Fletcher Tidwell. Private ballots were mailed to all the residents. Once they were returned, the ballots were counted twice and verified. Robert Barron, Peg David, and Jerry Maygarden are the newest members of the Board.
- Ken Custer announced that Robert Barron, Peg David, and Jerry Maygarden are the newest member of the Board and officers will be elected at the next Board meeting.

12. Meeting Adjourned at 7:49 PM