

Nature Trail Homeowners Association, Meeting of the Board of Directors

Minutes of the Meeting, February 2, 2017

Location: 8775 Foxtail Loop (Sales Office), Pensacola, FL

Board of Directors in Attendance: Bob Barron, Chris McBrayer, Peg David, Andy Hobbs, & Richard Murray

Additional Personal in Attendance: Rob Bell (HOA Manager), Braden Ball (HOA Attorney), Thom & Melissa Keener (NT Residents), Xan Smith (NT Resident), & Christina McBrayer (NT Resident)

- **Meeting was called to order at 6:00 PM by Bob Barron, President**
- **Proof of Notice**
 - Notice was posted at the Lodge on January 31, 2017 by David Taylor.
- **Approval of Previous Minutes**
 - Peg David motioned to approve minutes from Board Meeting on January 24, 2017 amended to reflect clarification on flood issue and additional information following the meeting. Bob Barron seconded, Approved.
- **Flooding Issues**
 - Silverbell & Foxtail Quote for repair & potential prevention regarding flooding damage for three(3) homes and request for Board to fund the repair.
 - i. BOD shared information regarding chronological chain of events regarding specific issues surrounding residents' property due to mild to heavy rains and corresponding issues with rainwater running onto their property from Foxtail and Silverbell. Rob Bell, Chris McBrayer, and Andy Hobbs related past BOD discussion.
 - ii. Andy Hobbs, also an affected resident and BOD member since 2016, and Chris McBrayer relayed what the Board attempted to do in the past regarding multiple mitigations. Those fixes deemed insufficient deter water and property damage. Last year there was also an agreed upon action to fix the "road" issues first, prior to any additional property fix.
 - iii. At that time, the BOD provided two fixes to residents' property and paid for them. These were deemed Band-Aid fixes at best. Before December 25, 2016 and again in January 2017, more rain again eroded and damaged the same property.
 - iv. Based on increased and continual property damage, Carr & Associates (HOA Management Company) then contracted Elite Landscaping to provide a property proposal with costing for review. That review is in hand and was recently approved by the Nature Trail ARC. The Engineer, providing the road proposal also reviewed the Elite proposal and agreed it offers a 60-70% chance to reduce the flow of water onto residents' property in question. Elite proposal cost is \$14,550.
 - v. The BOD further reviewed pictures and videos of several rain events and heard input from the residents in attendance directly impacted by the flooding.

- vi. The BOD weighed all options, input, and discussion. Chris McBrayer motioned for the HOA execute the Elite Landscaping proposal and fund the project. Peg David seconded. One member objected via email prior to the meeting. Approved.
 - 1. Andrew Hobbs abstained as an affected homeowner.
- vii. Braden Ball will generate a note for the affected residents' signatures and concurrence to allow Elite onto their property to engineer the improvements.
- Silverbell Court & Foxtail Loop Road Drainage Proposal
 - i. Braden Ball provided an overview regarding the legalities and road issues that may stem from the original road development such as inadequate drainage, road elevation, and new construction
 - ii. BOD reviewed the Engineer's two proposals: (1) A grate enhancement only; or (2) a grate enhancement and swale combination to assist rainfall to deflect more appropriately. Option (2) cost \$44,972.
 - iii. Richard Murray motioned to approve Option (2) for the combination of a grate enhancement and swale. Seconded by Chris McBrayer. Approved.
 - iv. Option (2) provided by the Engineer in conjunction with Elite Landscaping proposal on the residents' property is hoped to provide a suitable mitigation. BOD agreed to execute both proposals in the same timeframe and review future rainfalls to elevate the effectiveness.
- Funding for Both Projects
 - i. The total cost for both the Elite proposal and the Engineer's road proposal are \$59,522.
 - ii. In BOD meeting on January 24, 2017, the Board agreed to reduce the Berkshire Hathaway PenFed Realty (Carr & Associates affiliate) lease term from 10 years to 6 years. Lease payment for the 10 year term has already been obtained and can cover the entire cost of both projects with impacted other budgeted funds.
 - iii. Chris McBrayer motioned to use the fund from the BHHS PenFed lease to fund both projects. Richard Murray Seconded. Approved.
 - iv. Desire is to start work and complete both projects as soon as possible. Rob Bell asked to be Project Manager and schedule both to commence.
- **New Business**
 - Traffic Violations
 - i. Board discussed an owner's inappropriate interaction with a NT security guard and their associated speeding. Legal received notification that owner received his letter reminding them of the consequences of their actions. Owner was also removed from Facebook page until further notice.
 - Security Team Guidelines
 - i. Written security guidelines are being drafted by the Security Team (Bob Barron, Richard Murray, Chris McBrayer, & Andy Hobbs) to be reviewed by the Board and published to the membership by April 18, 2017.
- **Adjourn**
 - Motion to adjourn by Chris McBrayer, Richard Murray Seconded. Adjourned at 7:10 p.m.