

Nature Trail Homeowners Association, Membership Meeting

Minutes of the Meeting, March 7, 2017

Location: 8775 Foxtail Loop, Pensacola, FL

Board of Directors in Attendance: Bob Barron, John Kellas, Chris McBrayer, Peg David, Jerry Maygarden, & Richard Murray

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

- **Meeting was called to order at 6:00 PM by Bob Barron, President**
- **Proof of Notice**
 - Notice was posted at the Lodge on February 16, 2017.
- **Approval of Previous Minutes**
 - No Previous Minutes to Approve.
- **East Property Easement**
 - Questions for Follow Up
 1. What are the tax consequences if Nature Trail HOA receives the \$250,000 upon approval of the sale of the easement?
 - a. From the CPA: If the HOA reinvest the money within a 3 year period, you can avoid any tax on the sale of the easement. It has to be reinvested in improvements to the common areas.
 2. Sound wall clarification from FDOT. Need an updated site plan of the sound wall that the FDOT will be providing. Will there still be some remaining portion for the East Property Developers to provide or will the FDOT provide the entire sound wall?
 - a. The FDOT provided updated drawing for the Sound Wall (FDOT Sound Wall 2.1.17). It does NOT run to the end of the Nature Trail property line. We have overlaid the approximate sound wall that will be provided by FDOT onto the Moulton Proposal Diagram for better comparison (Sound Wall vs Moulton Proposal Diagram).
 3. If the easement is not approved, what would the buffer zone be between Nature Trail and the East Property traffic? There is a 70 foot ECUA easement right now; however, roads can go over this easement. Is there an additional property buffer required?
 - a. No, there would only be the 70 foot ECUA easement required.
 - John Kellas motioned to ratify the contract and open the voting period for 60 days, Jerry Maygarden seconded, Approved.
- **Adjourn**
 - Motion to adjourn by Richard Murray, John Kellas Seconded. Adjourned at 7:00 p.m.