

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, November 27, 2018

Location: 8775 Foxtail Loop, Pensacola, FL 32526

Board of Directors in Attendance: Bob Barron, Russ McCormack, Joshua Jackson, Mark Meece, John Kellas, & Peg David

Additional Persons in Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager), & Kristin Stewart (Asst. HOA Manager)

- **Meeting was called to order at 6:00 PM by Bob Barron, President**
- **Proof of Notice**
 - Notice was posted at the Lodge on November 26, 2018 by Kristin Stewart.
- **Approval of Previous Minutes**
 - Russ McCormack motioned to approve minutes for October 16, 2018 Board Meeting. Joshua Jackson Seconded. Unanimously approved.
- **Vote of Officers at Annual Meeting**
 - Bob Barron stated previous Boards voted for Officers at an organizational meeting at the end of December. Per the HOA covenants, Board Members are supposed to vote on Officers at the Annual Meeting. Braden Ball concurred and mentioned it would be appropriate to adhere to the Covenants.
 - Bob Barron stated John Kellas is leaving the Board, his term ends, so decision is needed to allow him to vote on Officers or to allow the newly elected Board Member to vote.
 - Braden Ball stated it is the newly elected Board that selects Officers. Documents state a Board Member's term ends when the duly appointed person is elected after you.
 - Bob Barron stated whoever is elected for the Board will be asked to come forward and take part of the Officer vote, if individual is present.
 - Peg David asked if the newly elected Board Member is not present can they vote by proxy, phone-in, or get their vote afterwards so they can be a part of vote?
 - Bob Barron answered we will use present Board Members for vote of Officers.
 - John Kellas felt he should still be a part of the Officer vote since the newly elected Board member term does not begin until January.
 - Braden Ball stated the bylaws say the directors shall be elected at the Annual Meeting and shall serve for a term of 3 years or until their successors are dually elected.
 - Bob Barron stated the HOA will get back in sync with the Bylaws and Board Officers will be voted on during the Annual Meeting.
- **Review of 2019 Annual Budget**
 - Peg David asked regarding events and small capital improvements, do those monies expire at the end of the calendar year?
 - Answer: Yes

- Peg David mentioned Rhonda Costales was considering throwing a New Year's Eve Party from Event money.
- Richard Murray stated he received a lot of questions regarding the Christmas Party and why we didn't have one this year. He was told it was due to lack of money. It was one of the highest attended parties and added value to the neighborhood.
- Joshua Jackson stated there is \$2,500 left on the line item Luau, Memorial Day, and other for any events remaining this year.
- ****Action:** Send Rhonda Costales, Event Coordinator, an email stating that all funds must be spent in 2018 since they do not carry over. All bills must be received and checks must be written in 2018.
- Since remaining event funds are not allocated, Richard Murray is going to reach out to a few people who contacted him regarding the Christmas Party and see if anyone is willing to plan an event.
- Peg David asked is there any way to look at a 3-year plan to budget funds for common areas
 - Bob Barron answered that per Mark Meece's request, common areas are being put on January meeting agenda.
- Joshua Jackson stated year to date the HOA has spent \$6,300 out of \$14,000 from capital improvements. The same amount has been budgeted for this line item in 2019.
- ****Action:** Pull pool umbrellas to inside storage for winter months to sustain the life of umbrellas.
- Russ McCormack stated there should be a well thought out plan for making improvements. He is not an advocate of spend it if you have it, especially with 30 days left in the year.
- Bob Barron stated the Board has the authority to move any surplus budget to be rolled into a true capital budget.
- Bob Barron motioned to move any surplus funds from the 2018 Budget to the Capital Budget to be used only for capital improvements in 2019. Russ McCormack Seconded. Unanimously Approved.
- At the December Annual Meeting, meeting rules will be put up on the screen and a timer used to allow homeowners 3 minutes to speak.
- **Adjourn**
 - Bob Barron motioned for adjournment at 6:49 PM.

Post Meeting Note:

Bob Barron made a decision post meeting which approved John Kellas staying on the Board through the whole December Meeting and voting on Board Officers. New Board members terms will start after the Annual Meeting in January 2019.