

**Nature Trail Homeowners Association, Annual Membership Meeting**  
Minutes of the Meeting, Tuesday, December 4, 2018

Location: Navy Federal Auditorium

Board of Directors In Attendance: Bob Barron, Russ McCormick, Joshua Jackson, Peg David, Richard Murray, John Kellas, Mark Meece

Additional Personnel In Attendance: Braden Ball (HOA Attorney), Rob Bell (HOA Manager), Kristin Stewart (HOA Asst Manager)

**1. Meeting called to order at 6:00 p.m. by Bob Barron, HOA President.**

**2. Voting Rights**

- Suspension of voting rights for accounts over 90 days past due was validated by Braden Ball.
- Bob Barron, HOA President, announced the meeting would follow Robert's Rules of Order. Microphones were provided for residents to stand and address questions/comments.

**3. Establish a Quorum**

- An official quorum requires 30% of Ownership, accounted for via proxy or attendance, was not present at the start of the Meeting. The Board agreed to proceed with agenda topics and see if additional residents showed up. However, without a quorum, the meeting would continue as a regular HOA Board Meeting; and no official voting for Board nominations or other items could occur.

**4. Proof of Notice**

- Meeting notice was mailed November 16, emailed 26 November, and posted at the Lodge on December 3, 2018.

**5. Special Thanks to Navy Federal for the Facilities**

**6. Introduction of Board Members**

- Bob Barron, President introduced new members since last year, Russ McCormick and Mark Meese and mentioned John Kellas' 3-year term was coming to a close.

**7. Disposition of Previous Minutes**

- October 2018 Board Meeting minutes were unanimously approved and posted on the HOA website.

**8. Budget – Joshua Jackson, HOA Treasurer**

- The HOA Treasurer presented the 2018 Budget review; discussed property improvements, and budget items that will remain approximately the same for 2019. New item - any surplus dollars from each line of 2018 funding will be carried forward into a capital improvement fund for 2019, so the HOA will not be required to rush to spend surplus funds by end of CY18.

- Resident Question. Why are legal fees over budget for 2018?
  - Answer. Several 2018 HOA meetings ran longer, work involved dealing with resident's fines (reflected in a separate revenue line), etc. In the end, some attorney fees are paid back, given the workload.
- Resident Question. Ponds - how many are being worked; where will additional funding come from?
  - Answer. 2018 pond dollars (established pond fund 2018) are being used for the first 3 ponds. Joshua Jackson explained he has a proposal to move \$100K from the fence account to the ponds account to get additional ponds done sooner. He hoped to bring it to vote at this meeting; however, given there was no official quorum, it will be deferred to January for a mail out vote. Josh stressed the importance of using that \$100K – to accelerate the pond work and possibly reduce residents' dues in the future.

- **Quorum Update**

At this time, Bob Barron announced a Quorum was still not present. Members' attendance and total proxies fell short by 3 members, therefore, the meeting continued as a regular board meeting. Voting on the HOA board vacancy and potential vote on reallocation of fence resources, which required a Quorum) would be deferred until the January HOA meeting. Voting may need to be by mail at that time. John Kellas will extend his membership on the Board, pending a new member being selected.

- Resident Question. Saw some pond work had begun; asked Board to explain in general the planned work and how the Plan was structured.
  - Answer. In previous HOA meetings/actions an Engineer was hired to review and prioritize all the ponds. His Report was provided to the HOA in July 2018. Engineer/report cost \$9K. A Request for Proposal went out to 4 vendors; not all bids were received. Ultimately there were two vendor final bids; and one vendor was contracted to complete work on the initial 3 ponds by end of CY18 – approx. \$60K. The prioritization plan is being followed as resources are identified.
- Mark Meese motioned to approve the 2018 Budget. Josh Jackson, seconded. Budget unanimously approved.

**9. Delinquent Account Status - Braden Ball, HOA Attorney**

Only 2-3 out of all lots have some fee issues in work; the Board is very fortunate regarding timely payments; nothing further to report.

**10. New Business**

- **Security Update.** Russ McCormick, HOA VP provided an overview of issues regarding speeding and traffic in NT. Russ cited the mobile speed sign is doing its job to calm traffic flow, as it's moved around the neighborhood routinely. However, some residents' speeds

have been detected much higher than 23mph, including one at 68mph in front of the Lodge. The sign is working as a deterrent; however, the HOA needs to continue to educate, advise residents of the rules, enforce the rules, and provide consequences. It is incumbent on NT residents to help deter and identify speeding infractions and use peer pressure when warranted. Residents abusing the speed limit will receive a warning letter, escalating to fines and more stringent measures if necessary.

- Resident Question. If you catch someone speeding, what is the recourse?
- Answer. Community involvement - email or call the HOA/Mgmt Team. Get their tag/license plate. Again, the HOA will send a warning letter first; however, anyone found exceeding 30mph will go directly to the Fines Committee. The HOA is responsible for enforcing laws in a private community; and all Florida statutes can and will be enforced as well, along with Fines, set by the HOA/Fines Committee.
  
- Resident Question. What about contractors who speed?
- Answer. Everyone can and will be held accountable. A few years ago, a pizza delivery person was identified and reported to his company, with the company being denied entry for a time period. The company actually made it part of their contract for new employees to review speeding procedures and consequences.
  
- Russ McCormick, VP, went on to explain there are 4 major areas where the HOA is seeing issues and focusing on improvements:
  - Speeding – discussed above
  - Back gate conduct – neighbors let friends or vendors in; park next to the gate to assist with access or assist with similar entry. The HOA/Mgmt Team is working to improve the overall identification process, how to deal with our guests, and CES involvement at both the front and back gates.
  - Stop Signs – and NOT using them. Warning letters are being sent to residents or others who fail to stop.
  - Use of the Lodge. Some residents do not reserve the Library, the only room in the Lodge that can be reserved, but instead take it upon themselves to use the entire Lodge for a function or business meeting – then challenge Residents who wish to enter the Lodge and use the amenities. Our covenants say our Residents/Owners may use the Lodge at any time. Again, only the Library is available for private functions with reservations made via the reservation calendar, found on the HOA website.
  
- Resident Question. Addressed to the Security Team. Animals not on a lease, example. Neighbors spoke to neighbors about their dog not being on a leash. Dog's owner response: this is my house and my yard.
  - Answer. Florida leash law applies inside and out of Nature Trail. For those not adhering to the leash statute, please send their name/address to the HOA and the pet owner will receive a warning letter and further enforcement if applicable.
  
- Resident Question. What is the strategy going forward to complete the rest of the ponds in

2019? – and – What is the sidewalks’ status?

- Ponds Answer. Discussed above, as mentioned they have been prioritized in accordance to the Engineer’s report – worst to best. Continuing to work as many as possible in 2019; and hopefully if the vote succeeds to move fence monies to ponds – we can do more. Pond requirements and work differs based on individual need, which determines funding; and an annual review is also planned.
- Sidewalks Answer. There are 9 lots not yet complete, but in varying stages of construction, or with ‘approved bldg. plans’ (only good for 3-6 months); which will have sidewalks completed as homes are finished. One other lot was fined and stayed without a sidewalk until it sold, and the HOA recouped the fines. One lot group is owned by a Trust and fined for not installing sidewalks -- they’ve provided dates for those lots’ sales to the HOA, which will have sidewalks installed when sold; and the HOA placed liens on the lots.
- Resident Question/Comments. A resident addressed the inadequacies of the 9 Mile/FDOT road construction and lack of timely planning for many aspects of the roadway improvement project. Concern he addressed was with HOA not providing information on traffic flow, road construction and lack of communications to residents. His recommendation was the HOA should have contact with the Escambia County/other politicians re what is/is not being done and/or create a taskforce to relay our neighborhood concerns.
  - Answer. Bob Barron, HOA President indicated the HOA does have regular meetings with FDOT to stay apprised of grading issues and design changes affecting the overall project schedule.
  - The HOA team reiterated there has been much discussion over the past year – APR 2018 HOA Meeting minutes germane – and several websites also provide FDOT 9 mile project status updates and schedule changes.
  - The HOA will try to communicate to residents any information as it’s received.
- Resident Question. Are there any plans for a radar camera?
  - Answer. Security Team did evaluate one, very expensive; but the team may re-engage; depending on funds’ availability.
- Resident Question. When will it be determined if HOA fees will rise?
  - Answer. Josh Jackson, Treasurer, indicated there are no plans to raise fees this year.
- Resident Question. Is there an East Property update?
  - Answer. Nothing specific. The Property owners did conduct some focus groups with Beulah and NT residents regarding what they would like to see included on the Property; but they may be waiting for 9 mile construction to be closer to completion.
- Resident Question. Turn around issues by cars/non-residents at the back gate or those

without resident stickers trying to enter/exit. How can that be enforced?

- Answer. The HOA is looking at overall improvements to the back gate specifically.

**11. Conservancy Board (CB) Update – Scott Boyle, CB President**

Scott announced there will be a CB meeting in the new year; and their CB meetings are very laid-back (smile). The CB Board Meeting will speak to general trail maintenance, potential conservancy burns – which helps keep residents’ insurance rates low, as they also work with insurance agents re fire risk/fire safety measures.

- Resident Question re controlled burns that were postponed last year?
- Answer. Yes, those will happen in 2019, weather dependent. There is always a need for regular, annual maintenance.

Watch for the January 2019 CB meeting.

**12. HOA Executive Board Officers, New Annual Term.**

The Board had a brief discussion re the Executive Directors terms for 2019 – President, Vice President, Treasurer and Secretary. Director positions are voted on annually solely by HOA members. John Kellas, whose 3-year Board membership term ended, and will remain on the Board pending a new nomination vote, proposed all Executive Directors retain their current positions and only do 1 vote. The HOA Board members unanimously concurred, and the current Directors will remain in effect for 2019: Bob Barron, President; Russ McCormick, Vice President; Joshua Jackson, Treasurer; Peg David, Secretary.

**13. Meeting Adjourned at 7:10 pm.**