

Nature Trail Homeowners Association, Meeting of the Board of Directors
Minutes of the Meeting, January 8, 2019

Location: 8775 Foxtail Loop, Pensacola, FL 32526

Board of Directors in Attendance: Bob Barron (President); Russ McCormack (Vice President); Joshua Jackson (Treasurer); Peg David (Secretary); Mark Meece; John Kellas

Additional Persons in Attendance: Braden Ball (HOA Attorney); Kristin Stewart (Asst. HOA Manager)

Residents in Attendance/Signed In: Steve Colony; Elizabeth LeMay; Tom Downing; Richard Podemski; Todd Kaufman; Walt Sawyer; Doug & Rowena Peterson; Mary Kay & Richard Bianchi; Michael Douglas; William Bereki; Twayne Mobley; Jeri Mobley, Gary McArthur; Derek Hoxworth; Misti Denham, Hans & Alicia Limburg; Robert Ferguson; Zach & Leanne Jenkins

1. Call to Order

- Meeting was called to order at 6 PM by the HOA President, Bob Barron, who introduced the Board members present.

2. Proof of Notice

- Posted at the Lodge on January 4, 2019 by Kristin Stewart

3. Previous Minutes

- Mark Meece motioned to approve minutes from the November 27th Board Meeting. Russ McCormack Seconded. Unanimously approved. Mark Meece motioned to approve minutes from December 4th, 2018 Board meeting. Russ McCormack Seconded. Unanimously approved.

4. Manager's Report

- Report was reviewed by all Board members; no objections.

5. Review and Approve Election Process

- The HOA President summarized the Board could not hold the election of a new board member at the December 4, 2018 meeting, as a quorum consisting of $\frac{3}{4}$ of homeowners was not present. The election will start anew, mailing new ballots to residents on January 10. Homeowners will have 60 days to return their ballot.
- A second item that could not be voted on at the December 4 Mtg was a proposal by the HOA Treasurer to move \$150,000 from the Fence Reserve to the newly established (2018) Pond Fund to accelerate completion of the ponds' cleanup work. This will also be on the January ballot.

- A third item on the January ballot, is a proposal to transition to an electronic voting option to hopefully make voting easier and timely for all homeowners.
- **Resident Question.** Asked if the Board could provide an explanation on the ballot/material when it's distributed to help residents understand why it's important to vote?
 - **Answer:** That will be done.
- Russ McCormack motioned to send the ballot out with instructions, Joshua Jackson seconded, and unanimously approved.

6. Front and Back Gate Access

- Review Residents' Front Gate Issues; Add Camera to View Resident Gate; Access Improvement Options
- HOA President elaborated on recent December/holiday front gate issues – ways in residents approached the front gate: some speeding up as they turn in from 9 mile road; hitting their clicker too early; tailgating cars; and several residents and a contractor who had incidents involving the arm coming down on their car or breaking the arm.
- The HOA modified a camera's coverage to have a better view of the residents' gate. Further discussion dealt with multiple options to add a second camera and looking at measures by the gate vendor to enhance the way the back gate operates.
- The President indicated he and the Management Team were going to meet with the gate vendor, to review all options to ensure the back gate works as required. Other ideas may include moving to bar codes for vehicles in the future and mandate those be used on all homeowner vehicles; or research different type of access software.
- **Resident Question.** Asked how to prevent contractors from using the Residents' gate?
 - **Answer:** That is being addressed with new post orders for CES and review of those contractors (who are not homeowners). If residents see a contractor using the resident gate, they should notify the HOA.
- **Resident Question.** Thank you for the very thorough review, looking at other options and issues. Who bears the burden if there is damage to the gate?
 - **Answer:** If someone breaks the gate, they bear the burden and cost to have the gate vendor fix it.
- Couple suggestions proposed by residents - use scanners; perhaps a non-obtrusive speed bump to slow cars down to not speed after they pass thru the gate; increased signage, etc.
- **Resident Question/Discussion.** Mr. Jenkins addressed the Board. He had 2 family members involved in incidents during the holidays. He brought to the Board's attention a Safety Commission's Study of 2000, regarding safety compliance gate issues, and asked if the Nature Trail front gate was compliant. He expressed his dissatisfaction with several factors regarding the gate operations: bills he and other residents received during December; the gate vendor; and number of incidents that happened within a few weeks of each other. He further requested the Board vote to rescind the two bills sent to him for family members' gate incidents.

- **Answer:** The Board will look at more definitive answers to these issues and questions; and asked Mr. Jenkins if he could provide a copy of the 2000 Safety Report/standards. However, the Board tabled a decision until an appropriate conversation could take place with the Association's attorney.
- **Resident Discussion.** Todd Kaufman also addressed the Board regarding previous and future options the Safety Working Group had reviewed which included: research on sensors; putting a better STOP sign at the gate; and other safety related items; and expressed his frustration with several items that have not happened either due to lack of money or lack of action.
- **Resident Question.** Asked if there are specific funds for security improvements?
 - **Answer:** The Treasurer indicated funds were not specifically identified for some security/safety improvements; however, the Board carried over 2018 surplus resources from several line items, (~\$14K) which could be used for 2019 items.

7. Development of Common Area Plan.

- Peg David, HOA Board Secretary/Amenities Group Chair outlined a Plan to enhance the appearance of Nature Trail common areas. Given the recent Flag Pole Do-It-Yourself (DIY) project, eagerness and willingness of neighbors to pitch in, volunteer to assist enhancements in common areas, she proposed a similar team concept. A Volunteer Working Group will identify a projects' list – proposing project costs that may use a small amount of CY2019 'small capital funds' (used for Amenities, etc.) in concert with DIY labor. All projects will be developed with an eye toward lifecycle/sustainable annual maintenance, and Nature Trail aesthetics. Volunteers will be sought; see the attached Plan.
- HOA Board approved a Working Group, to identify and bring back recommendations to the Board for approval.

8. Update on Retention Ponds.

- The three ponds (A, L, M) approved for funding have been finished, with some minor sod/soil fixes still to come, pending weather – all using the CY18 funds identified for this work.
- The Board wants to commit to having the next 3 ponds (N, O, P prioritized in 2018) done using the same vendor. The Board has identified 5 ponds that could be done with this year's budget (\$75K).
- Russ McCormack motioned to approve using the same vendor for the next group of ponds. Mark Meece Seconded. Unanimously approved.
- **Resident Question.** Rush Lane resident initiated discussion re the Rush common area near the ECUA Lift Station. This area has no streetlighting, the ground around the lift station has drainage issues, the Lift Station itself is very dark and the resident has been doing the groundskeeping around it. The surrounding common area in general is filled with gravel

that extends back to the Conservancy Trail. The resident has brought these same issues to the Board's attention for the past few years and asked for assistance.

- **Answer.** The Board is still in an investigative stage to potentially transition to different streetlights and/or provider (i.e., solar, LED, etc.) dependent on resource savings, etc. and has no plans to install any new streetlights until project results are done, possibly within the next three months.**
- There was some discussion regarding what common area improvements could be done in this area and the Common Area Working Group will investigate options.

- **Resident Question.** Why would we reduce dues with so many bills and areas that could benefit from keeping dues at the current level? Do neighbors know we (Nature Trail) own our own roads, and other items would seem to benefit by keeping dues consistent?
 - **Answer:** The Treasurer indicated dues were increased in early 2018 to assist with pond remediation work, as there were no reserve funds identified for 'ponds' specifically in the budget in earlier years. To offset dues increasing and potentially reduce dues in the future, the proposal (on the Jan ballot) to move approximately \$150,000 from the Fence Reserve – where it is not really needed – to the newly created Pond Reserve is a win-win for the community.

- **Resident Question/Suggestion.** Todd Kaufman made a recommendation to keep the Safety Working Group in place to assist with researching gate improvements, updating CES 'post' instructions and security/safety related items.

9. Russ McCormack motioned to Adjourn to Executive Session at 7:30 PM. Joshua Jackson Seconded. Unanimously approved.

**** Post Meeting Note. Rush Lane Lift Station. **** ECUA was contacted by a NT resident (Todd Kaufman), 9 January 2019 re the Lift Station. ECUA, working with the homeowner, resident and HOA, placed a temporary light inside the Rush Lane lift station; until they can install a permanent one; cleaned up the area surrounding the Lift Station; and, added a large rock drainage area to divert rains away from the Lift Station. The ECUA indicated they cannot maintain the 'common area,' nearby as they can only be responsible for the Lift Station and immediate perimeter.