

## Nature Trail Homeowners Association, Meeting of the Board of Directors

Minutes of the Meeting - April 9, 2019

Location: 8775 Foxtail Loop, Pensacola, FL 32526

Board of Directors in Attendance: Bob Barron (President); Joshua Jackson (Treasurer); Peg David (Secretary); Mark Meece; Laurie Robertson, Richard Murray

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

Residents in Attendance/Signed In: Billy & Audrey Salter, Susan Ellison, Mary Milstead, Elaine Strong, Tom Downing, Hank DeVoll, Walt Sawyer, Kathi Colon, John Pena, Richard Podemski, Doug & Rowena Peterson, Brad Semel, Frank Silver, Fran Murphy, Walt Gordon, Shawn Corcoran, Richard Bianchi, Mary Kay Bianchi, Robert Ferguson, William Bereki, Mary Stone, Mark Ross, Sheri Ross, Debra Vinci, Felicia Snow, Terry Meyer, Suzanne Barnette, Joel Barnette, Rebecca Romero-Phillips, Steve Colony

### 1. Call to Order

- Meeting was called to order at 6 PM by the HOA President, Bob Barron.
- President indicated the Board Meeting would finish no later than 7:30 PM.
- Minutes of the January HOA Board Meeting required no approval as they were reviewed and posted to the HOA website in February in accordance with NT by-laws.

### 2. Proof of Notice

- Posted at the Lodge on April 1, 2019 by Kristin Stewart.

### 3. Introduction of Newest Board Member

- The President introduced all Board members present and the HOA's newest board member - recently elected who took John Kellas place – Laurie Robertson.

### 4. Manager's Report

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

### 5. Update on LED Street Lights Feasibility Discussion

- Mark Ross, NT neighbor and subject matter expert of lighting provided an update re options for NT street lights - based on earlier Board topic last year - that asked if there were better option(s) and costing solutions vs the current Gulf Power contract.
- Mark provided various options – keeping lights as is; changing to LED solutions; solar; purchase vs rent; infrastructure; ROI vs additional cost; and more.
- Indications were as technology advances in area of LED and solar there may be options in future to enhance what is here today; however, there are no major savings today to migrate to an alternative option.

## **6. Review and Acceptance of Updated Road Evaluation Report by NOVA**

- Board reviewed the latest summary report by NOVA (Billy Lawrence company/engineer) – which indicated the roads are not at a point that require the HOA to take any action. There are two areas that bear watching one near Lupine and another near an underground Spring; otherwise the roads will be reviewed again annually ~ Jan/Feb of 2020.

## **7. Update on Nine Mile Road Construction**

- As of this date, no additional information to share. FDOT still projects road work to be completed by end of 2019.
- Navy Federal Credit Union (NFCU) is providing regular updates as they receive them.
- Escambia County is also beginning a design phase to resurrect reviews of an elevated roadway coming out of NFCU toward I10 ramp and other ideas. Public are always invited to attend and provide their input in County meetings re these designs.
- Two good sites that provide news in this part of Escambia County and very current NW FL FDOT road status are:
  - Search Facebook for: @northescambia; or website: northescambia.com
  - Search Facebook for: @MyFDOTNWFL; or website: [www.fdot.gov](http://www.fdot.gov) (search for NW FL)
- Resident Question: Any way to get FDOT to adjust timing of traffic lights – like at the back gate of NT?
  - Ans: HOA President has called FDOT in past; however, they informed him all traffic lights are controlled by the traffic flow; nothing specific can be altered near our neighborhood.

## **8. Update on Rush/Spoonflower Common Area.**

- Peg David, Board Secretary and Amenities Chair presented an overview of the Rush/Spoonflower Common Area concept as follow-on to the January HOA Board Mtg. Over 35 Rush/Spoonflower neighbors originated the concept to clean up and enhance the wooded common lot in that area.
- Several Rush/Spoonflower neighbors were present and voiced their support and willingness to take on roles in both the cleanup and sustainment of this common area. The initial plan calls for removal of scrub brush, undergrowth in the interior of the wooded area; making a couple of pathways, while keeping the 'natural' look of the area intact.
- Motion made by Mark Meece to approve the concept and dollars. Peg David seconded. Unanimously approved.

## **9. Front and Back Gate Access**

- Due to the HOA VP being absent and he's working this agenda item, the issue was deferred until the July HOA Board Meeting.

## **10. Review and Approve Election Process.**

- Electronic voting was approved with the recent residents' vote.

- Mark Meece made a motion to accept/approve e-voting; Bob Barron seconded; unanimously approved.
- Few questions arose re paper ballots for those residents who still request them in accordance with FL statutes.
- Board will review all and follow applicable Florida statute procedures for future e-voting.

#### **11. Retention Pond Status**

- Board President provided update of the 3 ponds whose work has been completed; how moving the fence reserve funds (voted on) will assist in doing the next 3 ponds; which will commence with RFP/contract as soon as weather permit.
- Several residents raised questions re budget and how the recent vote to move fence reserve dollars into the pond budget impact the overall budget; President reiterated the Ponds Remediation Plan was addressed in last year meetings; ponds were prioritized for cleanup based on their need by an Engineer. Board continues to follow that Plan.
- Board Treasurer explained the budget will need to be reassessed end of this year, to see what funds are available for upcoming ponds, and outyear budget planning.

#### **12. Nature Trail Complaints.**

- A resident's small commercial truck has been parked in his driveway; moves it daily; therefore, it does comply with NT by-laws. Although not explicit, the by-laws do lean toward allowing it for residents.
- One issue from a resident involved barking dogs particularly in the early morning hours waking neighbors and at various other times, over a lengthy period of time. Board requested neighbors 'speak' to each other to resolve pet issues. If the neighbor feels it continues to be a nuisance or animal neglect issue, it is within their purview to contact the County's Animal Control.

#### **13. Adjourn**

- Richard Murray made a motion to Adjourn the Meeting; Laurie Robertson seconded; all concurred; Board Meeting adjourned.

**Post-HOA Meeting Note:**

- **4 May - Update on Rush/Spoonflower Common Area Enhancement Plan.**
  - Rush/Spoonflower neighbors reviewed the work to be done in the common area
  - The group identified two neighbors to act as Foremen and coordinate with other residents – all proposed and agreed they could do the minimal cleanup/clearing themselves with hand tools to avoid small heavy equipment disturbing the interior
  - They will work from the inside to the outer perimeter; and work with local neighbor landscapers to ensure the perimeter is kept in a natural state as vines and brush come down.
  - This will reduce the total amount of money initially requested of the HOA; as less money will be used to rent a dumpster for approx. 2 weeks. A small amount of funds may be allocated to perimeter landscaping.



### **Manager's Report**

1. Pavement/Road Evaluation- Billy Lawrence provided a follow-up evaluation of roads, on agenda for discussion/acceptance at the 4/9/19 Board Meeting.
2. Streetlights – One request at the end of Rush Lane. No new streetlights will be installed until we have exhausted our due diligence regarding lease vs. owned lighting. The lighting consultant is looking into options and preparing a cost analysis. Presentation at 4/9/19 Board Meeting.
3. Safety/Welcome Center
  - a) Guest passes in hand. Need to install a mailbox at the exit gate for returning all passes upon exiting Nature Trail. On agenda for 4/9/19 Board Meeting.
  - b) CES Software – The On Guard software did not work as anticipated so we ceased operation. We are not looking for other solutions at this time.
4. Retention Ponds N, O and P (Next on report) have been contracted to work in 2019. Work delayed until ponds dry out but at same contract price.
5. One remote for the owner's gates that was given to a non-resident has been deactivated. One other non-resident has a remote and once the remote number is verified it will also be turned off.
6. Received quote for installation of 2 High Definition Cameras for the Front Entrance to track cars approaching the gate and for RFID System. To be discussed at 4/9/19 Board Meeting.

### **Completed Items**

1. Leak at pool has been repaired.
2. The pool umbrellas have been put out.
3. All pool furniture has been power washed.
4. Grills have been cleaned and 3 propane tanks have been purchased.
5. Ziegler & Lewis sidewalk in compliance.
6. Sent and responded to 450 emails.
7. Prepared 5 estoppels.
8. 18 Minor Improvement Forms processed.
9. 1 new home plan approval processed.
10. Replaced broken pool grates, replaced exhaust fan in women's bathroom, installed speed limit signs, painted Lodge mailbox, fixed leaning sign at back gate, cut down dead tree in common area, cut tree limbs blocking road construction sign, and fixed French drain at playground.
11. Brought 3 yards and 1 fence into compliance.
12. Worked with CHB to restore common area.
13. Purchased Golf Cart decal stickers.
14. Purchased Doggie Station for Silverbell Court common area.
15. Purchased two center straps for tennis courts.



16. Purchased 7 speed limit signs and 5 poles with finials. Also purchased 4 brackets for speed sign.
17. Retention ponds A, L and M were completed and inspected by our engineer.
18. Front Gate was hit by one more person who drove into the gate trying to drive around it late at night. Repairs made and invoice sent to the resident which has been paid.
19. AppFolio is now the sole program to pay dues. 85% have activated AppFolio accounts.