

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

Meeting Minutes – July 9, 2019

**Location:** 8775 Foxtail Loop, Pensacola, FL 32526

**Board of Directors/Mgmt Team Attendance:** Bob Barron (President); Russ McCormack (VP); Joshua Jackson (Treasurer); Laurie Robertson; Carr Management Team: Rob Bell, Kristin Stewart; and Braden Ball – HOA Attorney

**NT Residents in Attendance:** Several residents in attendance; no sign-in

## 1. Call to Order

- Meeting called to order at 6 PM by HOA President, Bob Barron.

## 2. Proof of Notice

- Noticed posted in accordance with NT By-laws and Statutory Requirement on July 3, 2019 at the Lodge by Kristin Stewart.

## 3. Treasurer Report

- Joshua Jackson provided a status of the HOA current financial accounts.

## 4. Manager's Report

- Rob Bell provided the report to the board. Unanimously accepted.

## 5. Review and Acceptance of Audit Report

- Board reviewed the annual audit completed by Certified Public Accountants - Saltmarsh, Cleaveland & Gund - dated March 6, 2019 - nothing outstanding.
- Laurie Robertson made a motion to accept the Audit Report; Russ McCormack seconded. Audit unanimously accepted.

## 6. Update of Rush Lane Common Land Improvement

- Project is complete and under budget.
- Spoon/Rush neighbors present indicated they may desire to use \$800 for future plant purchase in the Fall; and recommended unused funds be used for Salt Grass common area.

## 7. Common Maintenance Plan

- Common Area maintenance plan/support - Board needs to vote on future common area responsibility. The Board President is putting together a process to ensure the HOA does not takeover maintenance/resources for common areas neighbors were allowed to enhance.

## 8. Safety and Security Issues – led by Russ McCormack (VP)

- Provided a report on speeds/speeding in the neighborhood.
- Front Gate Visitor Access – emphasized residents need to get their visitors authorized with CES early via email, phone, or text; unanimously approved.

- Discussed non-residents using the Pool. CES will check pool users to make sure they are authorized, particularly on weekends.
- Purchase and Installation of Temporary Speed humps.
  - Recommended procurement of 3 temporary speedhumps at \$900.
  - Russ McCormack made a motion to procure; Laurie Robertson seconded; Joshua Jackson abstained.
  - Resident discussion ensued.
  - Russ McCormack suggested holding off 90 days until the Board sees how the 24-hour resident visitor access is working; and if residents could assist in reducing speeds by their neighbors.
  - Board will send out email re the policy; and review speeding data after the 90 day period.
- Front Gate Additional Cameras' Quote
  - Discussed procurement of high-definition cameras for the Front Gate.
  - Russ McCormack made a motion to purchase; Joshua Jackson seconded; motion approved unanimously.
- Front Gate Mailbox
  - Board discussed procuring a mailbox for parking passes at the Front Gate.
  - Residents discussion ensued.
  - Management company to install a mailbox.

## 9. Pickleball Request

- Robert Graydon, resident, representing the neighborhood Pickleball community provided a proposal (dated June 1, 2019) to: 'Request Modifications to existing tennis courts to enhance pickleball play in Nature Trail.'
  - Rob provided rationale, history, and background of pickleball in Nature Trail and elsewhere; and Options:
    - Option 1 - repurpose one of the two tennis courts into two pickleball courts
    - Option 2 – repaint/restripe existing pickleball courts, with additional net straps to support net height adjustment
  - The proposal included cost options and a list of over 180 neighbors who support it.
- Board will take the proposal under advisement. Bob Barron (Pres) stated there is no money in the 2019 budget at this time; however, the Board will review adding money into the 2020 budget for one of the options; and do a survey to measure support across residents.

## 10. Upcoming Election for Board Members

- There will be 3 vacant HOA Board positions in December 2019, as 3 Board members' terms come to an end: Bob Barron (current Pres); Russ McCormack (current VP); and Peg David (current Secretary).
- Bob Barron pleaded with residents to have a quorum at the upcoming December Annual Meeting – to ensure sufficient residents are engaged and present to vote on new Board members.
- Nomination criteria and information will be provided in the HOA September Newsletter.

#### **11. Escambia County Fire Rescue Meeting**

- The Volunteer Fire Department is our number one support for NT, although our residents pay the same amount in fire tax as those who have a paid Fire Department in Escambia county.
- Also discussed the Beulah Fire Department only responds to about 40% of our fire/ ambulance calls due to not having volunteers available. When that happens, there is a delay in another station responding.
- We told residents in attendance if they were not satisfied with this to contact their County Commissioner.
- Information came from a meeting Bob Barron had with Escambia County Firemen at their request.

#### **12. Meeting Adjourned.**

- Motion made by Russ McCormack to adjourn Open Session and move into Executive Session - seconded by Laurie Robertson; approved.