

**BOARD OF DIRECTORS MEETING**  
**MAY 10, 2005**  
**7:00 P.M**

President Stevens called the meeting to order at 7:00 p.m.

Roll Call: Present – President Stevens, Mrs. Walker, Mr. Kizer, Mr. Simpson and Mr. Collins.

**President Stevens stipulated notice of meeting was posted according to Florida Law.**

President Stevens asked if there are any suggestions or revisions to the agenda.

1. 2505 Crescent Ct. Shuck property.
2. Sale of the lots owned by the Association.

**Approval of Minutes:** Mrs. Walker I move to accept the minutes as amended. 2<sup>nd</sup> by Mr. Simpson. Motion passed 5-0.

**President's report:** President Stevens reports Navarre water in the process of bringing gray water across the road to put in our holding ponds, which will save the association I am estimating through the life of the contract 80,000 to 90,000 thousand dollars. At one of our board meetings it was requested that the GM get an engineer to look at what it would take to cure the water problems down at the beach area. The recommendation from him and also the engineer from the county was that we needed to build sediment basins. The sediment basins are working just fine, all meeting County Codes. With the proper funding the back area should open in June.

**Treasurer's report:** See attached. Mr. Simpson reports we have received our first offer from Nationwide insurance this is the company that insured the tennis court area, lighting and the play ground equipment. They did not provide any information in their first offering that came today at noon with regards to the playground equipment. They have offered us \$17,920 for the repair for the tennis courts and \$47,560 for fencing around the courts, for lighting and poles \$21,465. It is my recommendation that we reject and go back and renegotiate this again. I believe that the money they are offering to repair the tennis courts is quite low. We don't have any numbers on the playground equipment and the coverage on that is \$12,500. They seem to have been responsive since we turned them over to the state. This is the first thing we have heard from them in writing, they have said a couple of things but never anything solid before, so now we have a point in which we can actually discuss and deal with that. Discussion.

**External Vice Presidents report:** none

**Internal Vice presidents report:** Mrs. Walker reported the neighborhood Cleanup was a success. There were 24 participants and over 18 streets cleaned of trash. I again want to thank the participants.

Mrs. Walker said the first meeting of the Storm Water Committee yesterday. The committee has recommended to the county that a private engineering firm be hired to do a hydrological, water and mitigation study of HBTS and the surrounding areas. We would like a petition type letter mailed with the proxies. This would give more documentation to our recommendation to the county. Discussion. The board decides not to include petitions in proxies.

**Secretaries' report:** none

**General Manager's report:** Mrs. Rinehart reports that one of our maintenance personal had resigned. We have ordered the playground equipment. Mrs. Rinehart obtained service contract for the fitness equipment, and A/C repairs.

**Committee Reports:**

**Architectural:** Mrs. Gardner reports we have 4 new committee members. Mr. Harold Krueger, Mr. Mike Short and Ms. Carrie Bagnell and Ms. Bhulkti Bartloni. April had 15 new starts 28 finals, 22 tree clearances.

President Stevens I move to accept those folks that Mrs. Gardner reported as part of the Architectural committee. 2<sup>nd</sup> by Mr. Kizer. Motion passed 5-0.

Mr. Knoch of Hidden Creek Estates reported they had 1 new start and 1 final.

**Nominating Committee:** Mrs. Rothwell states she did not withdraw as a candidate. Discussion. Mr. Kizer I move to recommend Tim Harrington and Lee Gardner. 2<sup>nd</sup> by Mr. Simpson. Motion passed 4-1. Mr. Collins against.

**Entrance Ways:** We have been discussing various things at the meeting; we had 4 people in attendance at the first meeting and 14 in attendance at the second meeting, so we thought the best thing to do is we would try to get more residents involved by getting an article in the paper and going door to door talking with residents to see what they want and passing out fliers. Discussion.

**Beach house Committee:** see attached report.

**Social:** no report. Discussion.

#### **Old Business:**

**Boat/RV/campers in front of homes:** Discussion. Mr. Kizer I move we issue a permit the permit is valid for the term that the person lives in the house and so as long as he owns the house this permit would be in effect and provided that they comply with the guidelines that had been printed in the 2002 HBTS rules and regulations book. And if you do not comply with that you would be given a permit contingent upon whatever restrictions the architectural committee gives you, such as you can't park in the front yard. Then that permit would be good for one year and would allow you to try to get in compliance with these regulations that we referred to. And if you don't in that one-year period then the permits will not be given to you. And you would have to remove your vehicle and get in compliance with the covenants. Motion is 2<sup>nd</sup> by Mr. Simpson. Motion passed 3-2 Mr. Kizer, Mr. Simpson and President Stevens in favor Mrs. Walker and Mr. Collins against.

**Tennis Court Bids:** Discussion. Mr. Simpson I move to recommend Center Court to do the courts. 2<sup>nd</sup> by Mr. Collins. Motion passed 5-0. Discussion. Mr. Simpson I propose we accept the bid on the irrigation on the tennis courts from Threadgill. Discussion. Mr. Kizer I move we accept the recommendation from Mr. Simpson and go with Threadgill Build Corporation for the irrigation. 2<sup>nd</sup> by Mr. Collins. Motion passed 5-0.

**Beach repairs:** Discussion. Mr. Kizer I move to provide a budget of 25,000 to complete the work in regards to the sanitation basin developing and to grass and seed those areas to minimize any future erosion. 2<sup>nd</sup> by Mrs. Walker. Motion passed 5-0.

**2505 Crescent:** Discussion. Mr. Kizer I move to turn this over to the attorney to coordinate to have the yard maintained better the roof repaired the trees and shrubs maintained the sprinkler pump made operational. Then to place whatever safe guard lien or what ever to protect the association. 2<sup>nd</sup> by Mrs. Walker. Motion passed 5-0. Discussion. Mr. Kizer I amend my Motion to request the attorney to give us guidelines and will authorize the General Manager to then contract with a general contractor implement the recommendations of the attorney with regards to repairing the house maintaining the yard repairing the pump doing whatever it takes to getting the yard up to snuff then the attorney can do whatever it takes to protect our interest as in regards to finances. Motion 2<sup>nd</sup> by President Stevens. Motion passed 5-0. Discussion.

#### **New Business:**

**Proxy-BOD approval:** Mr. Collins I move to accept the ballot with Mrs. Rothwell added. Mr. Kizer 2<sup>nd</sup> for discussion. Discussion. Motion passed 5-0.

**Architectural Issues:** Mrs. Gardner presents the variance to the board for consideration.

2064 Sundown Dr. – Side Entry – Mr. Kizer I move to reject this variance. 2<sup>nd</sup> by Mr. Simpson. Motion passed 5-0.

Mrs. Walker presents to the BOD a draft for an architectural rule – No one shall change the natural contours of the land causing undue and harmful flow of the surface water drainage to adjoining property owners. Any drainage easement or swale shall not be obstructed in any way that will alter the natural and normal flow of drainage.

This is according to the HBTS Covenants: Article VI Section 1. Review by Committee. No building, fence, wall or other structure or improvement shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing, as to harmony of structures and topography, by the

Board of Directors of the Association, or by an architectural committee composed of 3 or more representatives appointed by the Board. Mrs. Walker I move That we make this a rule. 2<sup>nd</sup> by Mr. Kizer. Motion passed 5-0.

Mrs. Walker presents to the BOD a draft for new variance procedure. (See attached) Mrs. walker I move to accept this\_new procedure. Discussion. Mrs. Walker withdraws her Motion.

**Cameras:** Request was made for new digital cameras for the architectural committee to use. Board decision was to let the General Manager handle this issue.

**Dome Replacement:** Tabled for future meeting.

**Newspaper Renew:** Mr. Collins I move to have the General Manager do more research on this issue and then get back to the board in 2 weeks with her recommendations. 2<sup>nd</sup> by President Stevens. Motion passed 5-0.

**Sale of Lots owned by Association:** Tabled for future meeting.

Mrs. Walker I move we Adjourn. 2<sup>nd</sup> by President Stevens. Motion passed 5-0.

**Meeting Adjourned 10:30 P.M.**

**Open Forum**

Respectfully Submitted  
Robert Collins Secretary

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