

Board of Directors Meeting
September 13, 2005
7:00 p.m.

Roll Call: Present-President Simpson, Mr. Harrington, Mr. Kizer, Mrs. Gardner and Mr. Collins.

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

President Simpson asked the board if they had anything to add to the agenda. Mrs. Gardner removed the last item-Budget from the agenda . The meeting of the budget will be in 2 weeks. Mr. Kizer added the signs for the subdivision under new business.

Approval of Minutes: Mr. Collins read the minutes from the August 9 meeting. Mrs. Gardner I move to accept minutes with changes. 2nd by Mr. Harrington. Motion passed 5-0.

Mr. Collins read the minutes from the Special Board meeting on September 1, 2005. Mrs. Gardner I move to accept the minutes with changes. 2nd by Mr. Harrington. Motion passed 5-0.

President's Report: President Simpson

- Thanked all of the members for their contributions for Hurricane Katrina victims and the food drive for the food banks.
- Reported he would be meeting with Center Courts on Thursday about the repairs of the tennis courts.
- Thanks to Mr. Harrington for his work on the Sunrise entrance. Mr. Harrington told the members it was Carrie Bagnell for her help.
- Thanks to Mrs. Gardner, Wendy Hoeflich and Dawn Rinehart on their help with the budget.
- Congratulations to HBTS Stingrays on their championship for swimming.
- Congratulation to Mrs. Rinehart on her successfully passing the CAM test.

President Simpson reported some of the board met with Mr. John Boredolon who acts on behalf of HBTS with the greenbelt. Mr. Boredolon works for HBTS. Gulf Power deal-no status update and it has proceeded no further-this

Williams trust contacted President Simpson concerning a loan for the greenbelt. Mr. Simpson referred Mr. Williams to the attorney.

Holley Navarre Water would like to purchase some of the mitigation land for water ribs. Mr. Bordelon will be obtaining more information for the association.

Projects completed:

- Perimeter fencing completed
- Received license from the state of Florida for Before/After School Program
- 399 dock is completed and privacy fence is complete

- pier at the property is approximately 75% complete, the pavilion still needs to be worked on
- RV Pads will be open approximately 1 month

Work to still be completed:

- Gulf Power needs to inspect the lift station
- Health Department needs to inspect lift station

President Simpson said members have 3 minutes to speak and we were not using the sign up sheets this meeting.

Treasurer's Report: Mrs. Gardner reported outstanding dues are \$57,062.57. We have collected over \$100,000.00. Budgets are available at the desk.

Committee Reports

Entranceways: Mrs. Marion Parker reported they had received written approval from the Holley Navarre Water Department for the Coral Street entrance. Holley Navarre Water requested the gate be placed on the west side of the intersection of Coral and Hwy 98. The committee met with individual property owners and obtained permission for Hwy 98 and Hwy 399/Edgewood for the proposed construction projects. Mr. Kizer was emailed photos for posters to be made for the membership to review.

Mrs. Parker requested a modification to be made that a reader board be mounted on north wall of Coral Street entrance structure and have a clear covering and lockable.

Great Games: Mrs. Crouch reported Great Games is offered at the recreation. Dominoes, bridge and other games are played. Mrs. Crouch invited members to attend September 24th at 6:00 p.m.

Architectural: Mrs. Gardner reported for August a total of 30 new constructions and 34 finished constructions. Jim and Maryanne Brown joined the committee bringing the total to 7.

Mr. Collins asked for additional information concerning the Reserves for the board to take action. Mr. Kizer asked this be addressed at the next regular BOD meeting in October.

Old Business

Guest Policy:

Members suggested:

- It should be a controlled policy
- Should be a reasonable policy where grandchildren can come in without the member within reason
- Au Pairs should be able to bring in children of working parents
- Guest passes issued with the barcodes on them of the member
- Guest punch cards-certain ages would not need a member

- Guest policy is based on membership and the liability issue needs to be researched and if our liability insurance covers them
- Problems with teenagers coming in and signing in non-member teenagers causing mischief so the prior Board came up with the present policy

Mr. Harrington addressed the issue of property owners who have owned the property for years however, when they have a builder contracted to build the home the member loses the right to use the facility since the lot is quick claim deeded to the builder until the home is complete. This is the current policy. The liability issue concerning the guest's covers the guests as long as the guest is using the facility in the way it is suppose to be used. Mr. Harrington thought the idea of a guest punch card is an excellent idea.

Tennis Courts: President Simpson reported he had met with Mr. Clark concerning the tennis courts and work was moving forward for the tennis courts.

Lighting: Lighting for the parking lot needs to be repair. It is a security and safety issue. Mr. Collins I move when Mrs. Rinehart receives her license to spend the allocated money in the reserve/replacement fund budget of \$14,748 to repair the parking lot lights. 2nd by Mr. Kizer. Discussion. Motion passed 3-2.

Mr. Kizer I move we solicit bids for all of the remaining lighting from electrical contractors. 2nd by Mr. Collins. Motion passed 5-0.

Mailbox: President Simpson reported the golf ball mailbox issue in Hidden Creek Estates had been resolved.

Parking Lot: Mr. Kizer addressed the bid received for paving the parking lot for \$29,000. Mr. Kizer said he knew the parking lot could be repaired for almost half of this bid. Mr. Kizer I move we reject this bid and solicit new bids for the next Board meeting in October. 2nd by Mr. Collins. Motion passed 5-0.

Meeting recessed at 9:05 p.m. for a short break. Meeting reconvened at 9:20 p.m. with all board of directors present.

New Business

Swim Team-Swim team parent addressed the board of directors concerning purchasing ribbons or trophies for the swim team also if there were any funds in the swim team program. Mr. Harrington suggested the member to meet with the accountant and the general manager concerning this issue.

Maintenance-Mr. Collins reported to see about the sound system in the fitness center with the plug-ins for the headsets and upgrading of the system. Mr. Kizer said the signage in HBTS needs to be repair and repainted. Mrs. Rinehart said she had been in contact with Chris Shellnut at the golf course and they were working together on this issue.

Mileage-Mr. Harrington addressed the mileage rate HBTS was paying 26 cents a mile and we needed to increase the current amount. Mr. Collins said it should be the same as the IRS pays government employees. Mr. Kizer I move to increase the mileage amount in accordance with the IRS. 2nd by Mr. Harrington. Motion passed 4-1. Mr. Collins against.

Minor Write Offs-Mrs. Gardner addressed writing off amounts in the late fees and finance charges. Mr. Harrington I move to write off amounts under \$5.00 totaling \$2,600. Motion died due to lack of 2nd.
Mr. Collins I move we do not write off any amounts. 2nd by Mr. Kizer. Motion passed 4-1. Mr. Harrington against.

Entranceways- Edgewood Entrances- Mr. Collins I move to fund the (2) entranceways at \$8,172 each for the proposed amount of \$16, 344. 2nd by Mr. Harrington. Motion passed 5-0.

Mr. Collins I move we fund up to entranceway of \$24, 660 to be spent for the Coral Street entrance. 2nd by Mr. Kizer. Motion passed 5-0.

Accounting Procedures for Assessments-Mrs. Hoeflich recommended to the Board procedures for assessments since none have been established in the past. November 1st: Subsequent year statements sent by this date
January 10-Reminder bills are sent to owners who have not paid-informing them that finance charges will be assessed as of 2/1/year
January 31-Assessment considered delinquent
February 1-Finance Charges are assessed.

- 2nd notice statement sent to all delinquent owners.

March 1-Finance charges are assessed.
March 31-\$25 late charge is assessed.
April 1-Finance Charges are assessed.
April 15-Reminder statements are sent for all delinquents accounts informing them they are scheduled to be sent to collections.
May 1-Finance Charges are assessed and delinquent accounts are sent to collections.

Architectural Issues-Mrs. Gardner presented the architectural variances to the Board.

Mrs. Cann-2478 Houston Circle: Concrete Slab for Jacuzzi if placed at least 2' from the fence. Mr. Collins I move we approve the variance for Mrs. Cann. 2nd by Mr. Harrington. Motion passed 5-0.

Mr. Paone-extension of driveway for parking 17' boat behind fence -Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner. Motion passed 3-2. Mr. Kizer and President Simpson against.

Mr. Akel-extension of driveway on north side of home-Mr. Kizer I move to grant the variance. 2nd President Simpson. Motion passed 5-0.

Mrs. Barberan-variance on home built 10 feet into the 35 ‘ setback requirement. Discussion. Mr. Kizer I move to deny the variance. 2nd by Mr. Collins. Motion denied 5-0. Mr. Kizer I move to pull the permit on 7729 Seward for the building of a new home by this builder and we send this matter to legal. 2nd by Mr. Harrington. Motion passed 5-0.

Mr. Neto-variance for fence which has been built and set up 4’X8’ located northwest of the front of the home. Mr. Collins stated fences are 10’ from the front of the home. Mr. Collins I move to deny this variance. 2nd by Mr. Kizer. Motion passed 5-0.

Budget-removed from agenda by Mrs. Gardner.

Mr. Collins I move that when Mrs. Rinehart receives her license she will automatically is the General Manger and we would return to a CAM managed association from self-managed. 2nd by Mr. Harrington. Motion passed 5-0.

Adjournment-Mr. Harrington I move to adjourn. 2nd by Mrs. Gardner. Motion passed 5-0. Meeting adjourned at 12:17 p.m.

Open Forum