

**Hidden Hills Country Club Estates HOA, Inc.
Board of Directors Meeting**

January 10, 2007

The Board of Directors of the Hidden Hills Country Club Estates HOA, Inc. Board of Directors held its regular monthly meeting this date at the Hidden Hills Country Club, 3901 Monument Road, Jacksonville, Florida.

Call to Order

Austin Kelley called the meeting to order at 7:15 p.m.

Roll Call and Proof of Notice

Directors Present were: Larry Dismore, John Durant, Willie Hodges, Gene Jones, Austin Kelley, and Charles Smith.

Director Bobby Green was absent.

Approval of Minutes from December 13, 2006 Meeting.

Paragraph one under Security was changed to read as follows:

"It was decided that problems with DSI are becoming too numerous. Bids for a new service may be sought if the situation does not improve." Dismore moved to approve the minutes as amended. The motion was seconded and carried unanimously.

NMI was instructed to respond to director's e-mails to acknowledge response within two days. All were reminded to copy everyone on messages and to maintain a professional manner.

Financial Report as of November 30, 2006

Finances are in line with the budget year to date.

NMI continues to monitor the billing for DSI to ensure the number of hours billed do not exceed the agreed upon number.

The past due accounts were reviewed. It was stressed that the past due accounts need to be aggressively pursued.

NMI was instructed to research the possibility of adding a late fee to the finance charge already allowed by the association documents.

Manager's Report

Jerry Herren gave the report of items worked on during the past month.

There have problems gaining access to treat the lake on Southern Hills Circle West. Herren will meet with a lake company representative to discuss alternatives, and homeowners adjacent to the lake will be asked for their cooperation.

The damaged column on the guardhouse needs to be repaired. The company that caused the damage will be billed.

Committee Reports

Architectural Review Committee.

The Committee met with Partnership Homes and resolved any outstanding issues regarding the houses currently under construction. Partnership has also submitted a letter acknowledging that the front lots are included in, and governed by, the Covenants and Restrictions for HHCCE.

Maintenance Committee

Smith expressed concerns about the level of activity in the Maintenance Committee. He believes more time and effort needs to be put into maintenance issues. Kelley proposed that Smith take over the Maintenance Committee, and asked that one of the new directors join Hodges in the Security Committee in order to preserve continuity. Dismore agreed to serve. Jones will continue to work with Durant on the Covenants Committee.

Security Committee

Leah Ervin will take care of barcode distribution. Cletia Bowron will enter the information in the computer, with Charles Smith taking care of it in her absence. Training on the Gatehouse software will take place tomorrow. The new volunteers will meet to coordinate procedures.

There was much discussion concerning whether to hire an independent contractor to manage the security replication issues or continue with volunteer homeowners. No changes will be made until the new volunteers are comfortable with the system.

Smith stressed the need for a software maintenance agreement with TEM Systems.

The limit of guests on the approved list is 15, due to computer limitations.

Hodges noted that DSI is not performing the items outlined in the Post Orders that they prepared.

A sign is needed on the guardhouse canopy to indicate the clearance. Trucks and trailers need to be routed to the outside lane.

The option of having an in-house security staff will be explored.

Quote for Additional Cameras. Kelley proposed adding four more cameras to the gatehouse area. One camera would record tag numbers of the vehicles as they enter the property. The other three would monitor activity in the guardhouse. The cost for the cameras would be about \$4,000. Gene Jones will pursue other bids.

Road Resurfacing.

NMI has made the initial contact with six paving contractors for bids on the road resurfacing and drainage project. There is a bid in hand for some of the areas in need of work; Smith and Kelley will meet with the company to discuss questions about the bid. Target date for beginning the work is March 2007.

Welcome Committee

Dismore is getting in contact with members of the Committee.

Cost of Newsletter

Kelley asked if consideration would be given to putting ads in the We Live Here to offset the increased cost of publication.

Waiver of Legal Fees. A homeowner submitted a request to have the legal fees associated with a compliance issue waived. A motion was made, seconded, and carried to deny the request.

A homeowner has been feeding the ducks at the lakes on Shoal Creek Lane. She will be asked to refrain from doing so.

Adjournment

There being no further business, the meeting was adjourned at 10:08 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager