

**Hidden Hills Country Club Estates Homeowners Association, Inc.**  
Board of Directors Meeting – November 14, 2007

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

Directors present were: Beau Ethridge, Shawn Griffith, Gene Jones, Ann Lewis, Bernie McCarthy, Charles Smith.

Directors absent: Terry Hart

Jerry and Jan Herren represented The Neighborhood Managers, Inc. (NMI).

Call to Order

Gene Jones called the meeting to order at 7:14 p.m. He noted that he could only stay for a short time, at which point Vice President McCarthy would chair the meeting.

Roll Call and Proof of Notice

Notice of the meeting was posted at the front entrance and on the association's website as required.

Presentation Regarding Security Cameras

Andrew Wooten of SAFE was present to give a proposal for surveillance cameras for the guardhouse. The members present were given an opportunity to ask questions about the proposed system. The vote on the proposal was tabled to allow an opportunity to obtain additional information from the vendor.

Discussion of Removal of Traffic Island on Muirfield Boulevard

An owner at the intersection of Muirfield Boulevard at Mission Hills Drive South has long complained about trucks tearing up his lawn when they make the turn. A suggestion had been made that the traffic median be removed. After discussion, including another resident saying that the same problem happens at the corner near his residence, it was the consensus of the Board that rather than removing the median, it was recommended that large trucks be restricted from that area as much as possible and be re-routed to Muirfield Boulevard North. Ethridge moved to put a sign on the traffic sign to instruct large vehicles to go to Muirfield Boulevard North rather than removing the traffic island. Ann Lewis seconded the motion. The motion carried unanimously.

Resurfacing Bids

The original bids for resurfacing were revised to include milling of the edges of the road, and to include Mission Hills Drive South from the guardhouse to Monument Road. Griffith moved to approve the proposal from Duval Asphalt in the amount of \$307,726, which includes an additional \$100,000 over the original cost so as to cover the milling of the roads and the additional roadways out to Monument Road and up to Turnberry Drive. Mr. Smith indicated that sufficient funds were in the reserve. The motion was seconded and carried, with McCarthy abstaining.

Ethridge moved that the temporary "no tailgating" sign be replaced with a permanent sign. Ethridge will distribute the verbiage to the Board for discussion. The motion was seconded and carried.

### Approval of Minutes from October 10, 2007

McCarthy noted the following corrections to the minutes:

Page Two, Third paragraph from the bottom should read: "McCarthy reported that there is not an open gate policy for owner's parties and that a guest form is being developed for that purpose. He said a similar problem exists with realtors' open houses as to which a procedure to control entry is being considered."

Page Two, Second paragraph from the bottom should read: "He discussed current problems with passes. As to regular contractors, such as lawn services, a procedure for their applying for monthly passes is being considered."

Page Three, Last line under Owner's Comments should read: "It was reported that an owner presented a new flag..."

The minutes were approved as amended.

### Financial Report as of September 30, 2007

Ann Lewis reviewed the report as of September 30, 2007. NMI will contact the bank to inquire about FDIC protection for the Certificate of Deposit.

NMI will request that the attorney's office send copies of the legal bills to the President on a monthly basis.

### Manager's Report

Herren submitted a written report of the month's activities.

### Owner's Comments

A group of owners were in attendance to speak in favor of a cart path constructed by a homeowner without the approval of the Association. The homeowner has been requested by the Association to remove the path. The group asked that the owner be allowed to keep the path, as it is available for use by others in the neighborhood. The owner who constructed the path again requested that the cart path be allowed to remain.

The path was originally denied because there are no other private cart paths at HHCCE and they have historically not been allowed. The Board and ARC did not want to start a precedent by allowing the path, which would allow for the possibility of other types and styles that are not aesthetically appealing. Mr. Smith proposed that the new Board members make a site visit to inspect the path and that the Board discuss the issue at a later date.

An owner noticed an unusual number of police cars in the neighborhood recently and expressed concern about activities in the area.

An owner was in attendance to request that legal fees related to a lawn issue be waived. After discussion, the fee was waived.

Two requests for waivers of the late fee and finance charge due to statements not being received were approved on a one-time basis.

NMI was authorized to waive late fees on a one-time basis for owners who have a good payment history. A letter would be sent to each owner to let him or her know that the waiver would not be repeated.

A request for a waiver of the fee for not returning a barcode decal was reviewed. After discussion, a motion was made, seconded and approved to deny the request.

#### Architectural Review Committee

Griffith reviewed his suggested revisions to the Rules and Regulations/Application for Modification. The Board will be given an additional opportunity to submit recommendations to Griffith. Further review of the document will be made at a later date.

#### Security Committee

McCarthy submitted a written report of his activities related to security during the past month.

There was discussion about problems with the barcode reader. Smith explained that some decals fail because the vehicle is too far from the scanner or because the decal is worn and needs to be replaced. Smith will review the system with McCarthy to discuss the issue.

McCarthy has prepared a notice outlining security policies to be distributed to all homeowners. A few minor modifications will be made to finalize the document. Ethridge has submitted information about Fire Safety Code requirements for house numbers that will be distributed at the same time.

Lewis questioned about the status of the newsletter. It is scheduled to be published quarterly.

McCarthy requested a vest or other identification that indicates that he is working with Security. The request was approved.

McCarthy suggested that some financial recognition be given to those guards who have had additional duties as a result of the guardhouse and paving projects. Mr. Smith opposed the suggestion. There was no vote on the issue.

A resident questioned why the JSO officers are in the community at 10:30 at night rather than during the morning rush hour. McCarthy explained that he had asked the officers to vary the times they patrol our streets consistent with their availability, but noted that most of the time they are here in the early morning and late afternoon.

A bid from TEM for battery backups for the gate arms was discussed. The battery backup would automatically raise all gate arms in the event of a power failure. The amount of the bid was \$6,690. McCarthy moved that the bid be accepted. The motion failed due to a lack of a second. Additional bids for the equipment will be sought.

#### Covenants

Ethridge reported that he is conducting drive-through inspections on his own, as well as with Cletia Bowron and NMI.

#### Social

A question was raised but unanswered about whether the Social Committee was planning any functions.

#### Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:46 p.m.

Respectfully submitted,

Jan Herren  
Community Association Manager