

Hidden Hills Country Club Estates Homeowners Association, Inc.  
Board of Directors Meeting  
March 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.

**Call to Order**

Austin Kelley called the meeting to order at 7:03 p.m.

**Roll Call and Proof of Notice**

Notice of the meeting was posted on the association's website, newsletter, and reader board.

Directors present were: John Durant, Larry Dismore, Bobby Green, Willie Hodges, Austin Kelley, and Charles Smith.

Director Gene Jones was absent.

**Legal Update**

Attorney Scott Fallar was present to give an update on various outstanding legal issues.

**Approval of Minutes**

Durant made a motion to approve the minutes of the February 21, 2007 meeting. Green seconded the motion and it carried unanimously.

**President's Report**

Topics for the next newsletter include: pruning and maintenance of trees on private property, security items, update on road and underground drainage repairs.

**Owner's Comments/Correspondence**

Betsy McNeil was present to discuss a violation letter she received regarding the need for a chimney cap/windscreen. Attorney Fallar is going to contact Copenbarger Homes to review the original house plans. Mrs. McNeil requested the Board issue a grandfather clause for the houses that already exist. Two other households were represented at the meeting and they requested the same. The homeowners present maintain that the original structure was approved by the developer at the time of construction and were, therefore, approved as built.

Another homeowner expressed the opinion that if the covenants require the windscreens, then it should be enforced.

Shawn Griffith, chairman of the Architectural Review Committee, was asked if his construction company typically installs windscreens. He stated that they do not install windscreens on wood-burning fireplaces because they may blow off during high winds.

Fallar outlined the research that he will conduct on the windscreen issue. He will check the original plans to determine if the windscreen was shown. If it is, the homeowner will be so notified. The homeowner will bear part of the burden for providing proof.

## **Financial Report**

Jan Herren of NMI gave the financial report as of January 31, 2007.

The delinquency report as of March 12, 2007 was also reviewed.

## **Manager's Report**

Jerry Herren gave an update on projects completed during the past month, and others that are still underway.

Smith will meet with the manager of Duval Janitorial to discuss deficiencies in the cleaning service.

## **Architectural Review**

Durant gave a history of how some issues, such as pan roofs and chimney caps, get started. Both of those issues were brought to the Board by homeowners, and the Board was obligated to research and enforce the violations.

## **Road Resurfacing**

A bid from K.T. Carter for repairing the underground drainage where needed was reviewed. Another contractor is expected to submit a bid for the work. A third vendor, Barco-Duval, will also be contacted.

## **Security**

An interim meeting will be considered to review and approve the bids for security and road resurfacing.

Leah Ervin reported on her research of the references provided by the security companies that are bidding on the service. US Security was given a generally good review. First Coast Security received good reviews, and they handle similar communities. First Coast also uses the "Gatehouse" software. Of all of the companies contacted, Hodges recommended that US Security, First Coast Security, and Giddens Security be called to meet with the Board.

NMI was asked to contact the three companies to schedule a meeting for Monday, March 19th.

The Board approved the reimbursement for repair of damages caused by the gate. The check will be made payable to the vendor, not the owner of the vehicle. The request for reimbursement for a rental car while the vehicle is being repaired was denied.

A traffic cone will be placed in the barcode lane to guide the vehicles closer to the reader. If it works, a line will be painted on the pavement as a permanent solution.

Hodges announced that due to an increased workload, he was stepping down as the security chairman. Dismore will replace him as chairman.

Dismore recommended that the community be notified of the transition in security companies well in advance, in order to ask their cooperation during the initial turnover.

## **Social**

No report.

**Covenants Violations**

No report.

**Welcome**

No report.

**Old Business**

None.

**New Business**

The newsletter will not be published in April due to timing issues.

**Adjournment**

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Jan Herren  
Community Association Manager