

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

April 11, 2007

The Board of Directors of the Hidden Hills Country Club Estates Homeowners Association, Inc. held its regular 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 p.m.

Roll Call and Proof of Notice

Directors Present were: Larry Dismore, Bobby Green, Willie Hodges, Austin Kelley, Charles Smith

Directors John Durant and Gene Jones were absent.

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

Approval of Minutes

Green moved to approve the minutes from the March 14, 2007 meeting as written. Smith seconded the motion and it carried unanimously.

Green moved to approve the minutes from the March 27, 2007 meeting as written. Dismore seconded the motion and it carried unanimously.

President's Comments

DSI attempted numerous times to contact the Board to arrange a meeting to discuss their level of service. The regional office was unaware that the contract had already been terminated. The regional manager assured Kelley that they would work on the remainder of the contract in a professional manner.

Security will be the main topic of the next newsletter. Smith suggested that a flyer be prepared and distributed in advance of the turnover to remind homeowners to be patient during the transition process.

Owner's Comments

Maureen Berent spoke about the need for landscaping in the traffic island at the end of Masters Ridge. Smith noted that although there is irrigation available for the island, it is controlled by the golf course and there have been problems with the system in the past. R and D have been asked to provide prices for removing the juniper and installing pine straw or mulch and some flowers.

Alex Huckins spoke about the change in security companies, and expressed a minor concern about whether another company would be able to do everything that is expected of them.

Financial Report

Discussion was held about the cost of the newsletter, and whether it should be published monthly or less frequently. Also, the possibility of putting business card-size ads in the newsletter was mentioned.

Gene Jones will be asked to research what other communities do regarding advertising in newsletters.

It was agreed to hire off-duty JSO to monitor the landscaping installation at 2933 Southern Hills Circle West.

Manager's Report

Jerry Herren gave the manager's report for the month.

The review of bids for Point of Woods was tabled in order to obtain other bids.

Smith moved to approve not more than \$270,000 for the paving project. If the other bid comes in lower, it will be reviewed. Green seconded and the motion carried. Seven contractors were contacted but only two have responded. Every effort was made to solicit as many bids as possible.

Committee Reports

Architectural Review.

Discussion on status of chimney cap issue was held. Attorney is still doing research outlined at the last meeting.

The attorney is working on the issues regarding Partnership Homes.

An independent contractor will be consulted about the condition of the front lake.

Maintenance. No report.

Security. Hodges has met with the Giddens Security supervisor to discuss the post orders and issues related to the turnover.

Owners are encouraged to designate one person per household to collect the mail to help reduce the number of cars sitting in line during the rush hour.

Kelley reviewed a bid obtained by Gene Jones for additional cameras at the guardhouse. Smith suggested that the bids be tabled until the guardhouse renovations are completed. Kelley will ask Jones to find out the cost for relocating the cameras after the renovations are finished.

New Business

Russ Libby asked that prospective club members be allowed to enter the gate to look at the community. The request was denied.

Adjournment

There being no further business to be discussed, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager