

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

June 13, 2007

The Board of Directors of Hidden Hills Country Club Estates HOA, 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 7:15 p.m.

Roll Call and Proof of Notice

Directors Present were: Bobby Green, Gene Jones, Austin Kelley, and Charles Smith.

Directors Absent were: Larry Dismore, John Durant, and Willie Hodges.

Jerry and Jan Herren represented The Neighborhood Managers, Inc.

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

Approval of Minutes of May 9, 2007

Smith moved to approve the minutes as written. Jones seconded and the motion carried.

President's Comments

It was recommended that the newsletter be published on a quarterly, rather than monthly, basis. Information can be distributed via flyers or other notices as needed in the interim between newsletters.

New HHCCE ID window stickers will be ordered in a new color and reissued to all owners.

Replacement barcode and window decals will not be issued without the old sticker being turned in. A motion was made, seconded and carried to charge a \$50 fee for failure to turn in the old decals.

A motion was made, seconded, and carried to charge a reactivation fee of \$25.00 for each barcode that has been deactivated due to compliance or collections issues. The waiting time for reactivation of the barcodes will be ten days.

Financial Report

Herren gave the financial report as of April 30, 2007.

NMI will have the proposed budget for the next fiscal year ready and distributed to the Board for review within a week.

Green moved to charge \$25 per month on any past due balance. Jones seconded and the motion carried.

Manager's Report

Herren gave the manager's report for the month.

There were numerous incidents of vandalism to the recreation area during the past week. Several windows were broken.

One restroom will be kept locked so that it will be kept clean for those who rent the facility.

NMI will provide the cleaning service for the recreation and guardhouse. The cleaning person will work with Deirdre Gregory to ensure that the facility is cleaned prior to each function.

NMI will research alternative materials for signs and will provide samples for the Board's review.

Herren gave an update on the underground drainage work currently underway. Herren will set up a meeting with the contractors to review the work. The Board will be notified of the date and time.

#### Maintenance

The plans for the guardhouse renovations are being drawn.

The landscaping at the front entrance was slightly damaged by a recent traffic accident. NMI will attempt to obtain a copy of the accident report.

#### Architectural Review Committee

12276 Muirfield Boulevard North Unapproved golf cart path. The homeowner installed a golf cart path without approval. The ARC denied the request, and the homeowner asked that the Board of Directors reconsider the decision. In that cart paths are not allowed and have never been approved in the community, the application was denied.

12852 Isleworth Drive. The homeowner asked for a thirty-day extension to remove the playground equipment as required by the ARC. The request was approved.

Attorney Fallar will be asked for an opinion on golf carts in the driveway, and whether the Association should require proof of insurance for those that are driven on the Association's roadways.

Guidelines for Well Installations. ARC Chairman Shawn Griffith drafted a proposal for well installations. Attorney Fallar will be asked to review the proposal and make changes as necessary.

Social. There was discussion on the budget for social activities. The Committee will be asked for a detailed plan with projected costs. It will be discussed when during the budget review.

Annual Meeting will be held the second Wednesday of July. Durant, Kelley, Green, and Hodges terms expire in July.

#### Adjournment

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Jan Herren  
Community Association Manager