

Hidden Hills Country Club Estates Homeowners Association, Inc.
Board of Directors Meeting
September 19, 2007

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.

Roll Call and Proof of Notice

Directors present: Beau Ethridge, Terry Hart, Gene Jones, Ann Lewis, Bernie McCarthy,

Directors absent: Larry Dismore and Charles Smith

Notice of the meeting was posted at the front entrance 48 hours prior to the meeting as required by Florida Statute.

Call to Order

Gene Jones called the meeting to order at 7:00 p.m.

Approval of Minutes of the August 29, 2007 Special Meeting

McCarthy moved to approve the minutes as written. The motion was seconded and carried unanimously.

President's Comments

Jones announced that Larry Dismore has resigned his position on the Board due to work conflicts.

Jones thanked the group for volunteering their time and for their hard work.

Lewis nominated Shawn Griffith to fill Dismore's unexpired term. Ethridge seconded the motion and it carried unanimously.

Financial Report as of July 31, 2007

NMI was asked to provide the Board with the maturity date and interest rate of the reserve fund Certificate of Deposit.

NMI will also provide a list of the approved projects that will be funded from reserves.

There were various questions regarding the financial report. It was decided that a separate workshop to review the components of the monthly report might be in order. Herren will distribute copies of the 2007-2008 operating budget and assumptions. If there are questions remaining after the review of that information, a workshop will be scheduled.

Hart moved to approve the financial report as of July 31, 2007 and the accompanying delinquency report as of September 19, 2007. Ethridge seconded the motion and it carried unanimously.

A letter from a homeowner requesting a waiver of legal fees and finance charges related to a past due account was reviewed. Jones moved that the request be denied. Additionally, the homeowner will be advised that payments will not be accepted at the gate. The motion was seconded and carried unanimously.

Manager's Report

Guardhouse renovations are postponed until next Tuesday due to the heavy rains. Discussion regarding the project followed.

Fred Dewitt of Dakota and Company has agreed to work on the guardhouse expansion/renovations outside of the holidays so that the mail and guard service won't be disrupted during the busy season.

Herren reported that the electrical service and control box for the front lake fountain would need to be relocated due to the expansion of the guardhouse.

The timeline for the guardhouse renovations were discussed, including plans for changeover of the electrical/phone service. A generator or temporary power pole may be required.

McCarthy moved to authorize Gene Jones or Jerry Herren of NMI to sign the revised contract for the guardhouse renovations. Hart seconded the motion and it carried unanimously.

Review of paving contracts. Attorney Fallar reviewed the contracts with K.T. Carter for the repair of drainage inlets and curbing, and with Duval Asphalt for roadway resurfacing and made recommendations. The bid price for K.T. Carter is \$24,600 and the price from Duval Asphalt is \$137,397. Both projects are to be funded from the reserve account. K.T. Carter has already incorporated the attorney's requirements into their contract. A copy of the revised contract was distributed. Lewis asked if a homeowner could be held responsible for any costs associated with any delay caused by that homeowner. The question will be referred to attorney Fallar.

McCarthy moved to approve both contracts, provided that no work is conducted during the holidays. Griffith amended the motion to specify that the contracts were approved contingent upon the street drainage inlets being completed by November 1st and the roadwork being completed by the second week of November. The motion as amended was seconded and approved unanimously.

Architectural Review Committee

Griffith is working on revisions to the modification application for clarification.

Also, he will present suggested changes to the Rules and Regulations at the next meeting.

Hart spoke about the possibility of allowing metal roofing in addition to architectural grade shingles as currently required. He was speaking of metal shingles, not the typical flat panel roofing. Griffith stated his belief that the metal roofs would not fit the aesthetics of the neighborhood.

There was discussion concerning a request for variance from an owner on Medinah Court for an existing roof. Griffith and Jones will meet with the homeowner and make an inspection of the roof. They will check to see what type of covering is on the roof.

An owner on Muirfield Boulevard North reported damage to his lawn/irrigation system that resulted from the recent roadwork in front of his house. NMI contacted R&D Landscape to repair the problems, but needed information from the owner. Herren of NMI has made attempts to contact the homeowner, to no avail. Griffith supplied the name of the owner's workplace as an alternate contact.

Security

McCarthy spoke on his activities during the past month and his work on the post orders. There is a need for many changes to the post orders. Also, there is a need for backup procedures for power outages. Herren has contacted TEM for a price on modifications to the gates that will automatically raise the arms in the event of a power outage.

McCarthy noted that, based on his observations, Ruby Sallet would be a satisfactory site supervisor. The consensus of the board was favorable. The recommendation will be presented to Giddens Security for their consideration.

The perimeter fence on Highview Drive is in need of replacement. There is a section in the recreation area that also needs to be replaced. There is \$10,000 in this year's budget for fence replacement. The fence company has already been called regarding a needed repair at Point of Woods, and will be asked for a bid for the other areas.

An e-mail from a homeowner regarding John Wieland Homes and the recent law changes related to warranty work was discussed. The attorney will be asked to what extent should the association be involved.

Monument Road Beautification Project

A request to allow flyers to be distributed via the guardhouse mailboxes was discussed. The flyers are to notify homeowners of a group of volunteers that are working to beautify the traffic islands on Monument Road. In that individuals are not allowed to distribute information via the mailboxes, Griffith moved to approve a donation of \$300 toward the cause. Ethridge seconded the motion and it carried with five yeas and one abstention (McCarthy).

Volunteer labor and monetary contributions from individual homeowners would be welcomed.

Adjournment

There being no further business, the meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager