

Hidden Hills Country Club Estates Homeowners Association, Inc.

Board of Directors Meeting – December 12, 2007

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

Call to Order

Gene Jones called the meeting to order at 7:09 p.m.

Roll Call and Proof of Notice

Directors Present were: Shawn Griffith, Gene Jones, Ann Lewis, Bernie McCarthy, and Charles Smith.

Directors Absent were: Beau Ethridge and Terry Hart.

Notice of the meeting was posted on the Association's website, and a sign was posted at the front entrance 48 hours prior to the meeting.

Approval of Minutes – November 14, 2007

The following changes to the minutes were noted: Gene Jones left the meeting after the road resurfacing discussion. Also, the second resident to speak regarding the removal of the traffic island was not in favor of removing the island. McCarthy moved to approve the minutes as amended. Lewis seconded and the motion carried.

President's Comments

Jones noted that volunteers are needed for committees, and invited any of those in attendance to join.

He also gave an overview on the various projects that are underway. He thanked the other board members for their participation.

Financial Report

Lewis gave a report on the financial as of October 31, 2007.

Lewis inquired about the FDIC insurance for the reserve funds. NMI confirmed with the bank that the \$500,000 CD is only covered for \$100,000 in accordance with FDIC regulations. The CD matures in January and adjustments will be made at that time.

Lewis noted that Regions Bank is not mailing copies of the bank statements to her on a monthly basis. NMI will follow up on this.

Griffith moved to approve the report for October. The motion was seconded and approved unanimously.

Herren asked for a clarification on the application of late fees. The question was raised if a late fee should be charged on a late fee, if the initial assessment had been paid. The question will be asked of the attorney. If there is not a legal prohibition, the late fees will continue to be charged monthly on accounts that are consistently late.

Manager's Report

Jerry Herren of NMI gave the manager's report for the month. He updated the Board on the ongoing projects.

A bid to disconnect the Association's irrigation system from the Golf Course's was sought. At this time, any disruption caused by the golf course affects the association's irrigation. The bid to make the Association's system a stand-alone is approximately \$7,300. The bid was offered as information only. It was recommended that the work under the pavement be accomplished at the front entrance before the roads are repaved. Herren will get a price for that for consideration by the next meeting.

Griffith asked about the cost for replacing the rotten siding on the guardhouse. Smith replied that it is part of the work that will be done at time the damaged studs are repaired and a cost would be forthcoming.

Lewis asked what arrangements are being made for restroom facilities for the guards during the interior work. Smith replied that a port-a-let would have to be used for a couple of days. Every effort will be made to reduce the amount of time that the water is turned off and the port-a-let is required.

Smith stated he is not in favor of replacing the tile in the existing portion of the guardhouse, due both the expense and the disruption it would cause. He recommended that the grout be cleaned on the existing section and the new tiles would be matched as closely as possible to the existing.

The Christmas lights were installed by Moore's Electric rather than Holiday Expressions, at a considerable cost savings.

Architectural Review Committee

The ARC meeting was not held in November; however, there are applications to be reviewed at the meeting next week.

The final revisions to the rules were not available due to computer issues. It is expected that the document will be available later in the week.

There was discussion regarding whether the revisions to the rules are too prohibitive. McCarthy believes the guards should not be responsible for determining whether an owner has or needs ARC approval before allowing a vendor in with a large truck.

Maintenance

Smith noted that approval had been given for relocating the electrical panel for the guardhouse at a cost of \$1,300.

Dewitt plans to stop for the holidays this week.

Jones asked if a small water heater could be installed during the renovations. Smith said he would inquire about the cost for running a 220 line for the heater. Some questioned why the guards need hot water.

There was discussion concerning the type of mailbox that will be installed. At this point, the plan is to build wooden boxes for a slot for each owner, rather than purchasing metal mailboxes. McCarthy noted that some type of notification for each box would be required to alert the guards that the homeowner has a package.

Smith stated that the paving schedule is not yet known but it will be after the first of the year. Each owner will be notified of the schedule and will be asked to limit deliveries, lawn services, etc. The contractor will provide its own traffic control.

Lewis asked if a draw schedule for the paving had been established yet. Smith stated it had not yet been established.

Security

McCarthy thanked Security Committee member Jeff DeAngelis for his assistance during McCarthy's absence.

McCarthy noted that two guards had been dismissed by Giddens Security and replacements have been appointed.

One of the guards was dismissed due to tampering with the mail. In light of this, Jones stressed his belief that the camera system be installed in the guardhouse as soon as possible.

There has been a report of damage to a vehicle caused by the gate arm coming down too soon. The video was inconclusive as to what happened. This is the second claim by the same homeowner within the past year or so. The owner was asked to submit an estimate for repairs.

The schedule for the off-duty JSO officers was discussed. Most of the scheduled visits are during the day rather than at night. The schedule varies due to the availability of the officers.

McCarthy reported that he had sent letters to some homeowners concerning violations of community rules. One owner was upset by the letter but McCarthy felt there was a misunderstanding.

He reported on other issues that occurred during the month such as domestic violence, soliciting/sale of books, etc.

It was suggested that a "Guard on Duty" plaque be installed by the door. It was noted that there was one at one time, but was taken down during renovations and never replaced.

Giddens has requested a \$.40 per mile increase for mileage. At this time, there is no additional charge for mileage, but they have requested an increase due to rising fuel costs. McCarthy recommended that a committee made up of the President, Security Chair, and the Secretary/Treasurer meet with Giddens to negotiate a compromise. Smith was against the increase because it is not consistent with the actual fuel increase. He suggested that any negotiations be conducted at the time the contract is due for renewal. The consensus of the Board was to deny the request for the increase.

Discussion followed about the amount of time actually spent by the rover traveling the roadways.

An owner asked if the guards call homeowners in the event that they see a garage door open at night. The guards do make every effort to contact the owners if they note something out of the ordinary.

McCarthy noted that he plans to work with Giddens on training of the guards, particularly as it relates to completing paper work, logs, etc.

Smith recommended that further discussion on the security cameras be put on hold until Terry Hart returns. He had expressed a willingness to work on this project and has knowledge of the subject.

McCarthy gave an overview of the proposal from SAFE and discussed his concerns. He questioned why the two proposals received thus far are so different in price.

Bill Graney, who handles the issuance of barcode decals, questioned the \$50 penalty for not returning an old owner decal when ownership of the vehicle is transferred. Several owners have not paid the penalty, and their applications for the new barcodes are still pending. It was recommended that the owners be given thirty days to pay the fine. If the fine is not paid, the old decal should be deactivated and the application should be returned to the homeowner. New decals will not be issued.

Covenants

In that Mr. Ethridge was absent, there was no report.

Old Business – none

New Business – none

Owner's Comments

An owner gave an update on the proposed extension to the runway at Craig Field. Approximately 182 owners attended the last meeting held about the issue. It is believed that the expansion would devalue the properties at HHCCE due to noise, safety concerns and other issues. The vote will be held by the City Council on January 8th. It was stressed that as many owners as possible attend the upcoming hearings to oppose the proposal.

An owner inquired about the status of his appeal for a cart path constructed on his property. The owner was advised that the Association's attorney is negotiating final arrangements with the owner's attorney.

Adjournment

There being no further business to be addressed, the meeting was adjourned at 9:17 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager