

NATURAL WELLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 9, 2020-rescheduled from December 2, 2020
ZOOM ONLINE MEETING - 6 P.M.

1. Call to Order – 6 PM
2. Establish A Quorum: Board Members Present: Hector DeLao, Justin Smith, Michele Boston
3. Proof of Notice of Meeting-December 2nd meeting was posted on Website November 1, 2020; sign posted November 25, 2020. Rescheduled meeting for December 9th, the sign was posted December 3, 2020 and notice was posted on website December 3, 2020.
4. Approval of Minutes from April 24, 2019; Motion by Justin to approve; Hector seconded. Minutes were approved.
5. Financials
 - a. Review of October 2020 financials by management
 - b. Dues Increase from \$96 to \$100.80 recommended by Board to cover continued costs of roads and to contribute to the paving fund. This increase is in compliance with the governing documents of the Association. Motion to approve increase by Justin; second by Michele. Increase was approved.
 - c. Currently \$42,344 in Reserves and \$137,471 owed to the Association by members.
 - d. **All financials and budget are available in writing by emailing or sending a letter to the Management Company: NaturalWellsHOA@gmail.com or PO Box 3621, Tallahassee, FL 32315**
6. Road Project Update
 - a. Members not paying dues are preventing roads from being paved. As dues are collected, then roads will be paved from the back of the neighborhood to the front.
 - b. The cost of the roads increased over the initial estimates substantially. The Board is not asking for another assessment at this time, but will continue collection efforts to collect the dues from non-paying owners.
7. Covenant Revitalization still needs signatures to complete the recertification.
8. Board Members had no new business
9. Member Comments --
 - a. Jeris Dickey – HOA why are the fees are? Fees are going up due to increased costs in roads and if there is any excess it will go to paving

- roads. The increase costs is for road maintenance. The Association is diligently going after the individuals that owe funds.
- b. Wanda Moore – three members on the Board; More people may serve on the Board set according to the Governing documents. Three volunteers and o one else volunteered. Motion to approve add Ms. Moore to the Board by Hector; Second by Justin. Approved to add Ms. Wanda Moore to the Board.
 - c. Lisa Swearengin – Spring Sink needs grading and improving and when will that road be paved.
 - d. Patricia – clarification on the dues and the amounts owed.
10. Adjournment – Motion to adjourn 6:28 by Justin.