

NATURAL WELLS HOMEOWNERS ASSOCIATION

POST OFFICE BOX 3621
TALLAHASSEE, FLORIDA 32315
(850) 528-5043 Assoc_Mgt@yahoo.com

December 5, 2016

Natural Wells Members:

Attached are the following documents:

- Minutes from the November 30, 2016 member meeting
- Three Paving Estimates
- Ballot for Road Paving

Please cast your ballot and return it to Post Office Box 3621, Tallahassee, FL 32315

If you have any questions, you may contact the Management Company or the Board of Directors.

Thank you for working with us to find a solution to our road problem.

The Board of Directors

NATURAL WELLS HOMEOWNER ASSOCIATION INC
SPECIAL CALLED MEMBERSHIP MEETING MINUTES

November 30, 2016

6:00 PM

WOODVILLE LIBRARY

1. A quorum was not obtained; therefore this is an informal meeting to provide information.
2. Proof of Notice – Notice of meeting was mailed November 1, 2016 to all members by Management
3. Introductions of Board Members – Each Board member introduced themselves
 - a. Hector De La O, President
 - b. Michele Boston, Vice President
 - c. Justin Smith, Secretary/Treasurer
 - d. Melisa Smith, Management
4. Financials – Melisa Smith provided a quick review and advised members that they can contact her for any questions regarding the financials or other public records requests.
5. Road Project
 - a. Hector DeLaO provided a summary of the Board's actions to find a solution to the roads and their need to be paved. In the interim, lime rock is being put in pot holes to reduce damage to vehicles.
 - b. The Board obtained three paving company estimates to pave all roads in the subdivision. The paving of Natural Wells will include the removal of the trees buried by the developer. The estimate for the road from Woodville Highway to Green Fountain is \$58,000. This will provide and inch and a half of asphalt on the surface. The roads will also include speed bumps to assist with traffic control.
 - c. The Board plans to pave all roads within four years if assessments are able to be collected. Management will be working on collection efforts. These efforts include lien procedures, foreclosure, small claims, collection rents, garnishments. Management asked owners to contact her to work out a payment arrangement and to not let their account get turned over to an attorney. If the accounts are turned over, your account will include attorney fees and collection costs.
 - d. The Board is recommending a \$250 a year special assessment for four years which these funds would be put in a reserve account and only used for paving the roads.
 - e. The Board also inquired to the County to take over and their rough estimate without doing any onsite reviews is \$16,000 PER LOT. However, the Association will need to have 66% of the membership (OF ALL LOT OWNERS) to sign an approval before they will begin the official estimates and research.

- f. The Board will mail the minutes of this meeting, the paving estimates and a ballot to each homeowner. Dues must be current for the member's vote to count.
6. General Discussion/Recommendations from Membership (3 minute limit in accordance with Florida Statutes)
- a. There were many members which voiced questions regarding the proposed project. These included the following information>
 - i. Is the Board willing to put the proposed information in writing – yes in the minutes.
 - ii. Will the paving insure proper drainage and will it be reviewed by an engineer? The Board has already had an FDOT engineer review the area and the Board will do their best to address any drainage issues. There was a member present who has an engineering background and he is willing to work with the Board on these issues.
 - iii. There are multiple leaks at water meters; will the board be addressing this issue? Yes, are the roads are paved, if there is a meter that needs repairs, we will work with the City to repair the meters.
 - iv. How were the paving vendors selected and are they licensed and insured? Three main paving companies were selected from the area. All vendors are licensed and insured.
 - v. There are homeowners who have financial issues and cannot afford a lump sum payment. Management advised that these homeowners need to come forward and work out payment plans. Management wants to work with the homeowners not pursue legal action.
 - vi. Clarification on proposed assessment: this would be \$250 per lot per year for a total of \$1000 per owner.
 - vii. The Board is looking at the Covenants and has an attorney reviewing the covenants. The hope is to have a proposed document by February 2017.
 - viii. Recommendation to talk with the County to see if there is any way to get them to maintain the roads and if there is a cheaper option. The Board advised that the County will come out and do some maintenance for a fee; however, this is for grading and not a permanent fix as recommended by the Board to pave.
 - ix. Question regarding Selena Road and that they received a grant. The Board researched this paving after the meeting and was told this is a county maintained road and that is how the county received a grant to pave it.
 - x. James Green advised that he could bring the equipment from the company that he works for, if the Association would buy the supplies for grading the roads as a temporary fix until the roads could be paved. The Board will discuss this option with him after the meeting.
 - xi. Are the Homeowner dues tax deductible? The Board was not aware of the answer to this question and would ask a CPA.

Motion to Adjourn by Hector DeLaO – adjourned at 8:15 p.m.



NORTH FLORIDA ASPHALT, INC.

2908 PLANT STREET
TALLAHASSEE, FL 32304
Phone 850-575-7228
Fax 850-575-1835 (FAX)

JOB ESTIMATE

10/14/2016 6780

Submitted to:

Main Street Realty
2450 Tim Gamble Place, 2nd Fl
Tallahassee, FL 32308

We hereby propose to furnish labor and materials, complete and in accordance with the below specifications:
JOB: Natural Well Drive

Mechanically clean all asphalt surface	
Tack coat existing asphalt and Level	
Overlay with 1 1/4" type 9.5 hot mix asphalt	58,800.00

Our proposal does not include the following: Permits and Fee's or System Charges.
All work by our company carries a one year guarantee against defective workmanship and materials.
All changes in the above proposal shall be upon written mutual agreement and/or accompanied by a work or change order.
Payment is due upon completion unless otherwise noted. At North Florida Asphalt Inc.'s discretion a late charge of (1.5%) may be added if payment is later than 10 days. We reserve the right to repossess our materials if not paid for in 30 days. This proposal is valid for 30 days, unless otherwise noted, from the above date.

Authorized Signature _____

Accepted by:

Date: _____

Signature: _____

TOTAL



Proposal Submitted to Mr. Hector
Date: October 18, 2016
Email: hector2afshormany.com
Phone: 850-443-8310
Job Name: Natural Wells Roadway Proposal

We propose the following:

- Mobilize
- Grade and fill pot holes with asphalt millings
- Install 1" leveling course as needed
- Install 1" asphalt overlay

Cost: \$65,100.00

Notes:

All work by our company carries a one-year guarantee against defective workmanship and materials.

All changes in the above proposal shall be upon written mutual agreement and/or accompanied by a work or change order.

If you accept the above proposal by Dixie Paving, please sign below and return a copy to us.

Submitted by: Brett E. Brantley, P.E. Date: October 18, 2016

Accepted by: _____ Date: _____

PEAVY & SON CONSTRUCTION CO. HEAVY EQUIPMENT

EXCAVATION
HAVANA
PH: 539-5019



HAULING
MIDWAY
PH: 575-3605

PRELIMINARY PROPOSAL FOR SITE WORK

Natural Wells
FOR: Hector DeLaO
By: Peavy & Son Construction Co., Inc.
October 13th, 2016

Item	Description	Quantity	Unit	Unit Price	Total
Mobilization	Each event for paving	1	EA	\$ 1,000.00	\$ 1,000.00
	Each event for grading	1	EA	\$ 2,500.00	\$ 2,500.00
	Each event for milling machine	1	EA	\$ 1,500.00	\$ 1,500.00
Unpaved Roads	Stabilize existing subgrade	35,273	SY	\$ 2.25	\$ 79,364.25
	6" Limerock base	33,743	SY	\$ 7.50	\$ 253,072.50
	SP 9.5 @ 1.5"	2,784	TN	\$ 83.00	\$ 231,072.00
Paved Road	Add 4" rock to existing paved road, mix existing road & regrade	8,566	SY	\$ 9.00	\$ 77,094.00
	SP 9.6 @ 1.5"	707	TN	\$ 83.00	\$ 58,681.00
	Miscellaneous asphalt		TN	\$ 200.00	\$ -
Prime for base	Available if required		SY	\$ 0.65	\$ -
Manhole adjustments	As required		EA	\$ 1,000.00	\$ -
Striping	By others				\$ -
Maintenance of traffic	Each day, as required		DA	\$ 600.00	\$ -
TOTAL		(For Bonding, Add 1.25%)			\$704,283.75

NOTE: When we pave on base material prepared by others, or where the cross sectional thickness can't be accurately determined, the tonnage of asphalt placed will be paid for by the ton, including any waste required to build.

NOTE: Due to the volatility of the petroleum markets, we reserve the right to adjust our prices, if the price goes up, in order to compensate our liquid asphalt supplier. Prices are good for thirty days..

NOTE: This price does not include any grading of the right of way other than the roadway.

NOTE: There is no typical section provided for the FDOT right of way

NOTE: This is a unit price proposal.

NOTE: Pricing is based on placing 200 tons per day. We reserve the opportunity to requote the proposal if the minimum is not placed.

NOTE: Any asphalt placed without the benefit of a paver will be considered miscellaneous asphalt.

NOTE: Price does not anticipate any night-time, weekend, or overtime work

Accepted: _____

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VOTE ON ROAD ASSESSMENT TO BE USED FOR PAVING

I HEREBY VOTE AS FOLLOWS. Any questions may be addressed through Management at the above-contact information. .

VOTE – PLACE AN “X” BESIDE THE OPTION YOU WOULD LIKE TO VOTE FOR.

_____ \$250 ANNUAL ASSESSMENT FOR FOUR YEARS. Total Assessment would be \$1000 and the funds would be kept in a separate account to be used for paving of the roads only.

_____ TO BEGIN THE PROCESS of the County taking over the roads. A 66% agreement from all homeowners must be obtained. The County has done a rough estimate of \$16,000 per lot.

IMPORTANT PRINT THE FOLLOWING INFORMATION:

PROPERTY ADDRESS: _____

NAME: _____

DATE: _____

SIGNATURE: _____

For additional information on this, please contact the Management Company or a Board Member.
Management: Assoc_Mgt@yahoo.com or (850) 528-5043. PLEASE RETURN THIS FORM TO
MANAGEMENT AT POST OFFICE BOX 3621, TALLAHASSEE, FL 32315. THANK YOU

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IMPORTANT – RETURN YOUR BALLOT ASAP