

NATURAL WELLS HOMEOWNERS ASSOCIATION
SPECIAL CALLED BOARD OF DIRECTORS
OCTOBER 7, 2016 6:30 P.M.

1. Quorum Present – Hector De La O; Michelle Boston; Justin Smith – Call to order at 6:30 p.m.
2. Motion to appoint officers President, Hector; Vice President, Michele; and Treasurer/Secretary, Justin; made by Hector; second by Justin. Officers appointed.
3. The Annual Report for the Association was filed today. The management company will need to update the registered agent information with Corporations.
4. The Board discussed goals for the association with repairing the roads being a number one priority. The Board will make a plan to pay for the roads. Quotes are being obtained from three vendors (Peavey, Dixie and North Florida Asphalt) to repave the roads. The quotes will be done on a per road basis with the main road being the first one repaired. Once received, the Board will present a plan to the members for a special assessment.
5. Discussion regarding current dues for the Association and the 5% increase allowed by covenants. The dues for 2015 were \$79 and the Board will increase the dues for 2016 to \$83. Motion by Hector De La O to increase dues from \$79 to \$83; Second by Michelle; Motion passed.
6. Discussion regarding 2017 dues and consideration of a 5% increase to help fund the roads. Motion by Hector De La O for 2017 from \$83 to \$87.25; second by Justin; Motion passed.
7. The Board discussed other future improvements for the Association including establishing reserve accounts for road repairs, creating a website, repairing or replacing street signs, enforcing neighborhood speed limit, and requesting street caution signs. Other improvements which may be considered in the future are building a bus stop area, removing abandoned mobile homes, working with the City for street lights, and improving the entrance sign and area.
8. The Board discuss compliance issues and will be working with management to enforce covenants.
9. The current covenants need updating and the Board will be working with an attorney to propose updated covenants for approval by members.
10. Motion to Adjourn by Hector; second by Justin. Adjourned 7:40 p.m.

NATURAL WELLS HOMEOWNER ASSOCIATION INC
SPECIAL CALLED MEMBERSHIP MEETING -NO QUORUM
INFORMATION ONLY

November 30, 2016

6:00 PM - WOODVILLE LIBRARY

1. A quorum was not obtained; therefore this is an informal meeting to provide information to the individuals who attended and no vote was made.
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.

NATURAL WELLS HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

MARCH 1, 2017 6:00 PM

WOODVILLE LIBRARY

1. Establish Quorum – Present: Hector DeLao, Justin Smith, Michele Boston
 - a. Meeting was called to order at 6 pm

2. Notice was posted by Sign was posted February 26, 2017

3. Financial Reports
 - a. Lien need to be filed on past due homeowners
 - b. Additional 30 days once the lien is filed – advise the attorney to move forward with collection efforts

4. Road Project – Approved – Invoices mailed February 27, 2017
 - a. Road Ballot special assessment; - \$250 annually for four years
 - b. Road paving – Consider paving from the back forward to keep the heavy equipment off of the road
 - c. Potholes were filled in the front road
 - d. Contact the county regarding the grading of the roads; grade roads. Motion to begin grading the road by Michele; second by Hector; Approved

5. Update on Neighborhood Improvements
 - a. Clearing of Green Spaces – 20 feet on the side of road and the process of cleaning up the roads; cleaning out trash; piles will be picked up at one shot when done. Trim trees back around the streets
 - b. 13 Stop Signs were installed
 - c. City Lights Installed (Vote on installing final 18 lights). Initial assessment was to put 36 City lights; the City billed for 36 lights and bill was only increased. The bill was only another \$100; Motion to go ahead and install another 18 lights toward the back of the neighborhood by Hector; Second by Michele. Approved

6. Property at 2123 Natural Wells Drive neighbor had been going over the property and trespass on his property and use the HOA's road. Permission was granted to block this off by the owner. Proposal to move large rocks between two poles. Post notice for one week. Motion made by Hector DeLao and second by Justin. Approved.

7. Burnt down Mobile homes – need to be removed. Motion to file against the owners and mortgage company’s to obtain judgments to move forward with having these suits and do these one at a time lawsuit. By Justin; second Hector.
 - *10017 Natural Wells North
 - *10050 Blue Water Road
 - *10056 Spring Sink
 - *10250 Syphon

8. Business being ran out of homes
 - a. Businesses are not allowed under covenants to obtain – Business License; attention to run business and complaints from neighbors. Locate and send out notices to these owners. More research to find out who is running a business. Fine after violation and County ordinance regarding limitations on business.

9. Justin – Special Assessment – a separate account for Reserves for the money to be deposited into will be established.

10. Member Comments – Statute Limitation to 3 minutes
 - a. Leslie Smith – Blue Waters Road – Kim Tharpe – 90 days – will set up payment
 - b. James Green – 10041 Blue Water Road – Insurance Holder – Limestone Repair and other item were put in road; need your information; general liability coverage – claim damages to your vehicle; proof of cause of damages
 - c. Businesses – vehicles personally owned by truck; he is property owner; commitment if we need legal counsel and out of pocket; lease purchase of property James Green; Deed; no business residential; business being run out of residential
 - d. Judy Viesby -- -- Roger Tharpe has questioned what are you doing with money; Free Services being offered to grade road and Board ignored;
 - e. Trees – Board plans to trim back trees which are overhanding – 2090 Natural Wells -- does not want anyone to touch her yard. Board plans on cleaning out vacant lots and mostly the dirt roads and clearing out and creating the ditches to. Suggestion to look at the original permitting; if the engineer says that the road needs clearing and new ditches
 - f. Eric Anderson -- Spring Sink Road – will send assessment through online banking.
 - g. Sign for meeting has been ordered.
 - h. For and agrees with improvement; thanks for the Board’s efforts – Linda Reploa
 - i. Leslie Smith – was a little late and wanted a review of City Lights on agenda. Turn into Natural Wells is becoming more dangerous and drivers are going too fast. Board has requested special permission to put light up front from FDOT. There appears to have been drug activity and the lights will help detour this activity. Lights to be repaired on Natural Wells where the two lights are not working.
 - j. James Green – lights are appreciated and there are many kids who have been out looking for trouble and the lights have detoured them from coming out.

- k. Joseph – burned out trailer on Spring Sink would appreciate this removal
 - l. The trimming of trees over the road and lower than the power lines. The overgrowth does not allow the light to reflect.
 - m. Board will Contact the county to see if the county will clear the tree lines. The Board will review with the County and see if they will do some of the work.
11. The Board is attempting to enhance the community and the Board is not out to get you, the member. Your support is appreciated during this transition and hopefully members see the changes as positive.
 12. Joseph advised that the county charges \$100 an hour for grading and will grade every road.
 13. Adjournment - Motion to Adjourn Hector; second Michele – Adjourn 7:00 p.m.

**NATURAL WELLS HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS' MEETING AGENDA
APRIL 26, 2017
WOODVILLE LIBRARY - 6 P.M.**

1. Call To Order - 6:10 p.m.
2. Proxies and members present : A quorum was established
3. Proof Of Notice Of Meeting-Certification Of Mailing; Notices were mailed March 16 and April 6 by the management company
4. Financials – Management reviewed the reports. 2017 Dues will be mailed in May; collection notices for liens will be mailed in May by the Association attorney
5. Election Of Directors
 - a. Intent to Run for were received Hector DeLaO; Michele Boston; and Justin Smith. A call for additional volunteers and there were none. The Board was elected under the procedures of 720.306(9).
6. Member Comments:
 - a. James Green questioned the use of individuals for the cleaning of the common areas. Mr. Green could not provide the names of the individuals that he was referring to. Mr. Green said he did not appreciate people coming into his yard to take pictures. Hector informed him that the only pictures taken were done from the road and were taken by himself.
 - b. Robert Schwartz pointed out that there is an abandoned property. Hector informed him that the Board is already consulting an attorney regarding 10050 Blue Water and other properties. We will be working one property at a time that has been abandoned and/or burned down. We are working with an attorney to move forward with action against these owners and lenders
 - c. Larry Wonsch – 2650 Low Ridge Lane – lot beside had a doublewide – left about 7 years; limb fell through tree and is now molded; owner financing and a lady is living there; 10 dogs; 2658 Low Ridge Lane; Board will review this property
 - d. Rhonda Reynolds – Crystalline Court – asked that if the Board cut down limbs that they be immediately move. Recently limbs stayed there for

- three weeks on her property and she had it moved herself. Waste Pro will pick up limbs and the Board was not aware that they were not picked up.
- e. Jackie Flowers inquired about collecting road pavement
 - f. Audrey Bailey asked if the Board was working to recover the previous money that was stolen. The Board has inquired about this and is trying to get the State to continue
 - g. Lisa Swearingen – the road pavement; what happens if there is not enough to finish; starting from back construction is not finished. The Board advised we will have to cross that bridge when we come to it. We will be working hard to get the funds to do the whole project.
 - h. John Abbott inquired about repairs the same way being done to road. The Roads were just recently graded. The Board has been research best case solutions to the road repairs. The Board is a volunteer board and we all have regular jobs; so it takes time to get a project done. The repairs done to the front cost \$5500 and the recent grading was a little over \$800.
 - i. James Green of 10041 Blue Water Road; advised that he had offered to do grading for materials; however, the Board chose not to do this. Mr. Green's property was not in compliance and steps were being taken to bring this property in compliance. Mr. Green is not on Deed he is in a lease/purchase agreement.
 - j. 100072 Nikc Hughes asked Mr. Green if he was running for the Board? Otherwise, please let the board move on.
 - k. Una Smalley – Samuel Smalley – advised that this is a covenant neighborhood and is zoned Residential Preservation.
 - l. The Board will be working with an engineer to do an Engineering Cost analysis when it comes time to start paving the road. We will provide copies of the analysis if requested. We have a homeowner who is a Leon County civil engineer and he will help us out. We will work with him to figure out the draining ditches and what needs to be done.
 - m. Ben Woodlief inquired about starting at the back and that we paved an area where the homeowners to not pay dues. This is because everyone in the neighborhood rides on that section of the road and it is one of the worst
 - n. Peggy Brown inquired starting at the back with dirt roads and the process with engineer. By starting at the back we keep the heavy equipmet off the new roads. There are areas on Crystalline Court that have drainage issues and a lime base needs to be put in to stabilize.

- o. Ms. Meeks inquired about a Bus Stop. She had previously tried to get the county to put one in, but there was no progress. If someone would donate the lumber possibly the local boy scouts could build for an eagle scout project. Check with the local council. We need to keep safety in mind and possibly acrylic material

Motion to adjourn annual meeting at 7:10 p.m. by Justin Smith.

BOARD OF DIRECTORS MEETING
APRIL 26, 2017
AGENDA
Woodville Library

1. Call to Order – 7:13. P.m.
2. Approval of Minutes – March 1, 2017
 - a. Motion to Approve Minutes by Hector/Justin – minutes approved
3. Election of Officers – Motion to by Hector; Second by Michele -- approved
 - a. Hector – President
 - b. Michele – Vice President
 - c. Justin – Secretary/Treasurer
4. Renew Covenants Notice – Motion to file Clerk of Court/ Hector/Justin
5. Discussion regarding homes with two lots, but one dwelling on it and whether they should be charged for two lots. Justin motioned to waive the past dues; and in 2018 these lots would be responsible for paying dues on both lots. Second by Hector. Motion approved
6. Adjournment – Motion to adjourn Justin 7:20 p.m.