

HIDEAWAY AT OLD MOULTRIE ASSOCIATION, INC.

Minutes for Budget Meeting

Location: Villa San Marco -100 Villa Club Dr. St Augustine FL

32086 Date: December 18, 2024

Time: 5:30 PM

1. The Budget meeting was called to order by Jesse Ricks at
2. Established quorum with 3 board members present, Jesse Ricks, Elvis Webb and Danny .
Jennifer Zambrano was not present Also present was Corinne Nigro, LCAM for Hideaway at Old Moultrie.
3. The 2024 budget was reviewed by the board present. Members discussed the increase due to the growth of trees in the community and the overall state of the economy. Jesse made a motion to approve Danny second aif
4.
 - a. 309 Hidden Garden Court –Corinne advised the board that the county was called and a notice was sent and this is now ready to be brought to a fining committee, which is currently not in place. The board asked members for volunteers, Vipal at 295 N Hidden Tree Dr, responded that he will think about it and he will get back to us in a week. This topic has been tabled until a fine committee is in place.
 - b. 952 S Garden Lake – Owner, Eric Sabo has made several complaints regarding this home in the community. He said there are 2 domestic geese that these owners decided they didn't want and threw them out into the community in the middle of the night. He said the geese were threatening and trying to attack people. The board knew of the geese but said they were not anyone in the community. Owner, Eric Sabo, stated that his 10 year old daughter was on the bus and the child that resides at 952 S garden lake was telling friends that her parents dumped the geese in the community during the night because they didn't want them anymore. Eric then told the board one of the geese was hit by a car, so he feels less of a threat. This discussion was tabled
5.
 - a. Eric ____ - Owner and daughter were attacked by a dog who resides at 199 Hidden Tree Dr. Owner had spoken to Corinne regarding this a few weeks ago. Corinne sent out an email at the time advising the community that a dog attacked another family. Eric advised Corinne at that time, that he was taking legal action and that the county was called, animal control was called and the police were called and nothing was being done, Owner was upset at the meeting that the email only stated that there was an attack and no home address or owners name

was mentioned. Corinne addressed the board and advised that she did not know the owner was seeking a name or address be sent, She also advised the board that she was hesitant to put that information out to all owners without having proof of the situation involved. The owner who was attacked sited the community docs,

The Association

further reserves the right to demand that an Owner permanently remove from the Property all pets that create disturbances or annoyances that constitute nuisances, in the sole determination of the Board. The decision of the Board in such matters is conclusive and shall be enforced by the Association.

Jessie made a motion to send a notice to the owner requesting removal of the dog from the community. Danny second AIF.

- b. Vipul homeowner of 259 N Hidden Tree addressed complaint about street parking not being enforced, commercial vehicles and speeding in the community. The other members present all discussed the roads being county roads and it being hard to enforce in HOA compliance. Jesse advised that the board isn't strict on some of the rules due to not wanting to be an overbearing community. He advised that the board personally feels that if a man is trying to provide for his family and needs to park his work vehicle in his own driveway, they feel that he should be able to, therefore they don't act on this violation.

Corinne explained the violation process and that notices are from time to time sent regarding parking, lawn maintenance and other violations. She then explained that the fining committee needs to be in place in order to enforce what notices are sent out. She advised that the owner has to be given the opportunity to meet with a fine committee to discuss the violation before a fine can be placed.

6. Ballots were counted and 25 proxies or in person votes were needed to conduct the election. Only 15 were returned. No election could be held. Eric Sarrett said he didn't care to be on the board and really only wanted to be more involved in the community. He is ok with not being appointed and allowing the board to appoint Gus Manius so there could be 5 total members. Jesse made a motion to appoint Gus Manius, Danny second, AIF.
7. Adjournment: Jesse made a motion at 7:00 to adjourn, Danny second, AIF

HIDEAWAY AT OLD MOULTRIE ASSOCIATION, INC.

Minutes for Board of Directors Organizational Meeting

1. The Organizational Meeting was called to order by Jesse Ricks at 7:01
2. Established quorum with board members present, Jesse Ricks , Danny Brown, Elvis Webb & Gus McManus Also present was Corinne Nigro, LCAM for Hideaway at Old Moultrie.
3. Danny made a motion to appoint Jesse Ricks President, Jennifer Zambrano Vice President, Elvis Secretary, Danny Brown Treasurer, Elvis Webb Member at Large. Jesse _second, AIF.
4. No date was set for the next board meeting.
5. Jesse made a made a motion to adjourn at 7:15, AIF