

The Valley of Hidden Hills
HOA Board meeting
MINUTES
June 4, 2026
Clubhouse, 6:00

- In Attendance: Sallyanne Cornelius, Linda Anderson, Scott Sullivan (Banning Rep)
- Sallyanne called the meeting to order 6:01 p.m.
- Quorum was achieved.
- Minutes: Linda moved to accept. Sallyanne seconded.
- Financials: Scott reviewed them with us. Still in good shape, much the same as last month. Biggest concern is upcoming pool costs. Linda moved to accept. Sallyanne seconded.
- Pools: We've had engineers evaluate both pools. We have a report from engineer and it has been given to a pool contractor to give us a quote on doing the repairs. We got a quote from a pool contractor yesterday. Now the engineer will submit it to Tallahassee. We will need to replace a pump on Pool A to make the flow rate acceptable. We are putting in diaper-changing stations in all bathrooms, as required by the state. There are a few other things, small things, and an automatic pool cleaner to be used when our pool company isn't present. Once Tallahassee receives the proposed plan, they have 30 days to accept or reject it, and we've been told by our Dept of Health guy for Duval county that he will try to rush it through. Then we can get the repairs started. Then, Pool A will be re-inspected. Then, we will seek a Provisional Permit to get it open while we work on the Pool B repairs.
- Rentals and Amendment to the Declaration: Scott has been working with our attorney on an amendment to our documents prohibiting short-term rentals, and an Amendment about starting a Fine Committee. Alex, our attorney, is working on the wording to be placed on ballots for us to vote at our annual meeting, which will be in August or September. Discussion among the audience commenced regarding the reasons to amend the documents to prevent short-term rentals. Varying opinions were voiced.
- Amendment to the declaration regarding a Fine Committee - right now the only consequences we have is to write them letters and then turn them into the attorney. If we amend the docs, then we can fine lawn violations. Scott says more than half of the violators now are homeowners, not renters. We cannot put a lien against an owner who owes fines. The money would have to be collected when/if they sell the home. If owners do not pay HOA dues, a lien can be placed on the home.
- Schedule the Annual Homeowners meeting. We will make a decision on date and get that information out to the owners.
- Police officer - he says he will let his team know that they may start issuing tickets. A concern was raised that there is no speed limit sign at one of our entrances. 30 mph is the norm for neighborhoods.
- Countryside Pond - observation was that it is not blocked, as was discussed last meeting.

- Lawn violations - Scott has sent out violation letters. There are 3 pages worth. Letters were sent to all of them.

OPEN FORUM:

- Discussion about the speeding on Harbour Cove. Can we do another speed bump? We've asked the city in the past, and have not been approved. Concern that residents are not seeing the police presence we have been paying for. The radar speed device is no longer providing data because the company went out of business and does not respond to calls. The hope was expressed that someone check to be sure it is not a possibility of another speed hump. Sallyanne asked Trey, our police officer if we could get crosswalks at both corners of Harbour Cove and Arbor Lake Dr. He said it might be a possibility we could check into.
- A resident said the police officer was not hired for speeding. She expressed that too much money has been spent on our police officer, who doesn't do much. The speed device was installed to see if we had enough traffic to get another speed hump, but we were told the city will not be putting any more speed humps in because of emergency vehicles. The crosswalk may be a help.
- Question was asked about how many lawn violation letters have been sent out. He was concerned about his neighbor who has a lot of "junk" in her yard. Her deck chairs in the back are covered with rust. Scott cannot speak for the back yards. But he will go look at it after the meeting. Back door has fallen off and on the ground.
- Question asked as to who is on the board: Sallyanne, Linda and Greg, and Scott is here for Banning MGT.
- More questions about lawn violations. That's why we are adding this to our agenda for the Annual Meeting.
- More questions about getting a Fine Committee: Scott explained that you have to have certain verbiage in your documents. You have a committee of 3 owners who are not on the board or related to board members. When they issue a fine, the owner has the right to go back to the committee and say they think they are being fined unfairly. The committee decides if it is an unfair fine. If the back and forth continues, it goes to the attorney, which can be expensive. If you win the case, the people being fined have to pay the attorney's fees.
- Reminders were stated of how important it is for owners to attend the Annual Meeting. And to make copies of the proxy form and get signatures from your neighbors who can't attend. Because if we don't get a quorum, we cannot conduct business. Last year we did not have a quorum so we went home with unfinished business.
- Sprinklers on the common area on the corners of Saverio and Harbor Cove are not coming on. It is also not being mowed there. Scott turned it in last month, but he will reach out again.
- Reminder that we are on water restriction due to Phase III city restrictions. Although our pumps will be on regular schedule, it is up to individual owners to adjust their timers so that they are no irrigating between the hours of 8 a.m. and 6 p.m.

- A resident asked that we discuss the role and expense of our police officer at the Annual Meeting
- More discussion about short-term rentals. Pros and Cons. Discussion about the LadyBird clause, about transferring title to an heir. The current home that is being rented for short terms, was inherited in February. So the question remained that they might not be considered owners for 2 years, which is a requirement in our Declarations for new owners.
- Linda moved to Adjourn. Sallyanne seconded.

Adjourned 6:58 p.m.