

The Valley of Hidden Hills
MINUTES
October 1, 2025 HOA Board Meeting

6:00 p.m.

- In attendance: Greg Gunter, Sallyanne Cornelius, Leah Ford, Scott Sullivan
- Quorum established
- Financials: Scott went over details. Insurance was renewed. CPA fees will be slightly higher. Irrigation repairs, internet fees, police fees. Reserves are low but will be level next month.
- Budget: dues will have an 8.5% increase due to small pond repairs, pump costs, playground and pool repairs. Leah moved to increase dues to \$170/quarterly. Sallyanne seconded. Greg in favor. Motion passed. New rates will go into effect Jan. 1.
- Discussion of possible transition to individual mailboxes. USPS is in favor of cluster boxes. Scott said there is little hope that USPS would approve the change.

OPEN FORUM

- Steel benches at lake at Rec B need to be repaired or replaced.
- Police presence was discussed.
- A resident's pool card isn't working at Rec A.
- A resident has had a problem with their management company receiving his dues.
- A resident asked about how to manage trees overhanging in her yard. Contact JEA.

Adjourned: 6:33