

The Valley of Hidden Hills
HOA Board Meeting
May 6, 2026

In Attendance: Scott Sullivan, Sallyanne Cornelius, Linda Anderson

Sallyanne called the meeting to order at 6:02

- Quorum was met. Linda made the motion. Sallyanne seconded.
- Scott asked the audience if he could see a show of hands of how many homes are represented tonight. It was 20.
- Minutes approved: Linda made the motion. Sallyanne seconded.
- Financials: Scott reviewed them with us. Not much has changed. Small improvements overall. Linda made motion to accept. Sallyanne seconded.
- Pool information. Scott explained our pools are in violation of codes. We had an engineer inspect and evaluate Rec B. There is a lot of work needed on Pool B to get it up to code, including re-marclining it. Because of the expense and the time it would take to do the repairs, we are focusing on Rec A pool now. We didn't anticipate Pool A would have any problems getting re-opened because we have already done so much work on it, including re-marclining the surface. The reason it was shut down was because someone had pulled the rope off the safety life buoy. We fixed that immediately. But they pulled our permit anyway. We have argued with the city but they are not budging. Cost? We have gotten bids and engineer drawings for Pool B. We've spent \$5000 to that engineer, and another \$2500 due after that. Then, we had a licensed pool contractor give us an estimate on costs to do the work. It was astronomical and we may need to get other estimates from other pool companies. As for Rec A Pool, the city is saying we were notified about these issues, but we cannot find any paperwork. We consulted with an attorney and his suggestion was we need to do what the city (which is really the state, the Florida Dept of Health), asks of us because the cards are in their hands. Bill Nowlin says he can try to rush it through, but he will not open our pools as is. We have a couple proposals to get Rec A pool done. We don't think there should be any issues because we got it re-marclined last year. We never got the notifications they said they sent. The city has apologized they did not make sure we got notified. They say our pools are old and no longer in code. We never got a notification they were going to close the pools, and the city could not find a record of it either. We have to get an engineer to evaluate and draw up plans to get it in compliance and that plan has to be sent to Tallahassee for approval. Then it's up to the pool contractor to make the repairs. Our councilman was contacted, but he could not help because it is a state issue, not city. It will not be cheap to get this done. We will review two engineering proposals tonight and move forward with getting one hired. Linda made a motion to accept All Aquatics Engineering and Sallyanne seconded.
- Rentals: we talked at last meeting about amending the documents so that renter lease terms must be no less than 6 months with no more than 3 tenants during that time. If the

majority of owners vote for it, it can be approved. We will add it to the agenda for the annual meeting which is in August. It will take some pounding on doors to get the vote at the annual meeting. It will cost \$800-\$2000 attorney fees to get this done. New buyers still are required to live there for 2 years. Linda made motion to contact the attorney to go forward with the process of adding the amendment. Sallyanne seconded.

OPEN FORUM

- Question about who is responsible for pest control for the condominiums. Contact the HOA management company for the Arbor Lakes Villas.
- AirBnB discussion. About ownership of the home that is currently an AirBnB. Scott will check courthouse records.
- Concern about Countryside pond. The drain looks to be blocked so it is not draining to the lake. May need to let the Countryside HOA know about this. Scott will let Blue Water know about this concern.
- Sprinklers in the common areas are not working. In between the street and the sidewalks. We will let our landscape company know about this.
- Discussion about keeping the yards up. Scott has been doing inspections and sending letters for violators. We need to get a Fine Committee.
- Discussion about the speeders on Harbour Cove. Greg was supposed to talk to our policeman about starting to give out tickets. Dwight has his number and will give it to us.
- Discussion about commercial vehicles blocking the sidewalks or parking on the street. Let Banning know about them and they will contact them.
- Discussion of the speed monitoring device on Harbour Cove. It turns out, the company we bought it from went out of business.

At 7:02, Sallyanne made a motion to adjourn. Linda seconded.