

**KILLEARN HOMES ASSOCIATION, INC.
ANNUAL BOARD OF DIRECTORS MEETING**

January 6, 2009

This is a summary of issues discussed and action taken.

Bob Ippolito called the meeting to order at 7:00 pm.

Board members in attendance:

Bob Ippolito	Joe Zollner	Bob Kauzlarich
Lee Johnson	Allen Nobles	Pat Saffer

Board members absent:

Jim Ashlock	Bill Sittig
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Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Jim Leonard	Jason Garcia
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APPROVE MINUTES:

Lee Johnson made a motion to approve the December minutes and Joe Zollner seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS:

None

TALLAHASSEE POLICE DEPARTMENT REPORT:

None

FINANCIAL REPORT:

Bob Ippolito presented the draft of the 2009 budget and outlined the categories for income and expenses based on the 2008 Actual versus 2009 Planned Budget.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported that the bills were sent out by Superior Bank in late December and with the exception of a few snafus that will be corrected before next billing sent out, it worked out really well. He reported that in 2 days, approximately \$85,000 in dues had been deposited in the bank.

Trotman also reported that the sign ordinance issues had taken up a lot of his time, but the office was running smoothly.

GUEST SPEAKERS:

None

OLD BUSINESS:

Kinsail Ditch – Brad Trotman reported that one easement had been completed and that he was in the process of getting the other 3 easements. Pat Saffer was asked to contact Bobby York so that their association could sign off on their easement for Siesta Court. Two property owners also requested to sign off on easements wanted an explanation from the City as to the need for their easements.

Moyer Property – Brad Trotman reported that the City was surveying the easterly side of the property and that he would contact John Buss with the City for an update.

NEW BUSINESS:

Appointment of New Board Member: Bob Ippolito reported that Roger Osborne had resigned from the Board and that in the 2008 election of 4 board members, Christine DeLand had come in 5th. Based on the procedure the Board has followed, the candidate with the next highest votes would be chosen to fill the vacancy, subject to Board approval.

Bob Kauzlarich made a motion to appoint Christine DeLand to the Board and Pat Saffer seconded the motion. All were in favor and the motion was passed.

Committee Assignments: Bob Ippolito remarked that Mark Trudeau had been chair of the Architectural Control Committee for 15 years and would continue as Chair for 2009. Ippolito opened up discussion regarding committee assignments and the following committee chairs were agreed to:

COMMITTEE	CHAIRPERSON(S)
Architectural Control Committee	Mark Trudeau
Audit Committee	Allen Nobles
Covenants & Restrictions Oversight	Joe Zollner

Nominating Committee	Open (No elections for 2009)
Elections	JD Warren
Public Relations Committee	Pat Saffer
*Government Relations	
*Public Relations	
*Newsletter	
Maintenance Committee	Lee Johnson
*Grounds	
*Lakes	
*Parks	
Strategic Planning	Bob Kauzlarich
Public Safety	Ryan Dunphy
Recreation Committee	Jim Ashlock

Lee Johnson made a motion to adopt the committee assignments and Pat Saffer seconded the motion; all were in favor and the motion was passed.

Vacation, Board Meeting and Cloverleaf Article Schedule: The following vacation, board meeting schedule and Board Member Cloverleaf Article Schedules for 2009 were presented:

2009 Vacation Dates:

January 1st & 2nd – New Year’s Day
 January 19th – Martin Luther King Day
 May 25th – Memorial Day
 July 6th – Independence Day (4th is on a Saturday)
 September 7th – Labor Day
 November 11th – Veterans Day
 November 26th & 27th – Thanksgiving
 December 24th & 25th –Christmas
 December 31st – New Year’s Eve

2009 Board Meetings – 7pm – First Tuesday of each Month:

Tuesday, January 6th
 Tuesday, February 3rd
 Tuesday, March 3rd
 Tuesday, April 7th
 Tuesday, May 5th
 Tuesday, June 2nd
 Tuesday, July 14th (Office closed on 6th due to the 4th of July)
 Tuesday, August 4th
 Tuesday, September 1st

Tuesday, October 6th
 Thursday, November 12th – Annual Meeting
 Tuesday, December 1st

Monthly Articles for Kloverleaf:

Board Member	For the month of	Due Date
Joseph Zollner	February	January 12 th
Bob Ippolito	March	February 6 th
Allen Nobles	April	March 6 th
Pat Saffer	May	April 6 th
Bill Sittig	June	May 6 th
Bob Kauzlarich	July	June 6 th
Lee Johnson	August	July 7 th
Jim Ashlock	September	August 6 th
Christine DeLand	October	September 8 th
Joseph Zollner	November	October 6 th
Bob Ippolito	December	November 6 th
Allen Nobles	January, 2010	December 7 th

Joe Zollner made a motion to adopt the holiday dates, board meeting dates, and the schedule of articles and Bob Kauzlarich seconded the motion; all were in favor and the motion was passed.

Budget Review: – Bob Ippolito presented the draft of the 2009 budget and outlined the categories for income and expenses based on the 2008 Actual versus 2009 Planned Budget. Modifications to the budget can be made at the February Board Meeting.

Fifth Round of Bridle Trail Fencing: – Brad Trotman reported that for the past 2 years, KHA had been installing fencing with copper caps at each of the bridle trail entrances and would like to move ahead to the next round. He reported that each section cost approximately \$5,000-\$7,000 and that it would take no more than \$10,000 to finish. Bob Ippolito suggested waiting until next month after the budget had been finalized.

Lamar Sign Placement/Approval for Survey: – Brad Trotman reported that the case would soon go to the Appellate Court and that the attorneys were preparing the brief. He reported that he and Bob Ippolito had been very involved in the City & County sign ordinances in an attempt to strengthen them. State Law doesn't allow the City or County to mandate their removal. Allen Nobles will give a quote to survey the property.

Mortgage Holder Change: Bob Ippolito stated that Tallahassee State Bank holds the mortgage on the KHA building and would offer a rate of 5.75% for a 15 year note if we moved our accounts back to TSB from Superior Bank. Superior Bank offered a

mortgage at 6%, with a 1% origination fee, for 15 years. Bob reported that Bill Sittig was getting more information regarding various mortgage options and make a recommendation.

Clean up of holding pond area behind KHA office: Brad Trotman introduced Jason Garcia who lives behind the property on Foley Drive and had a frog infestation from Tropical Storm Fay. He reminded the Board that it was a closed basin and heavily wooded with a lot of undergrowth that needed to be cleaned up so that more sunlight could reach the pond to help with the evaporation of the water when it collects. Bob Kauzlarich suggested that Brad get an estimate of the total cost to clean it up at one time. Mr. Garcia stated that it should be maintained for mosquitoes once it is cleaned up. Lee Johnson stated that we would not just clean it up, but that we would maintain it as well. Brad Trotman is to get estimates of cost.

REPORTS:

Bob Ippolito opened discussion regarding bike lanes on Killarney Way and suggested a letter to be sent to all Killarney Way residents. Bob Kauzlarich stated he thought that all Killarney residents be allowed to vote, since bike lanes would affect all of Killarney. Lee Johnson reported that there were two types of lanes to choose from and how each one differed from the other. Pat Saffer's stated she had concerns that bike lanes would not deter speeders and wanted to know if the speed limit would be decreased or guaranteed to remain low.

Bob Kauzlarich made a motion for the Board to vote on their feelings for the bike lanes; Joe Zollner seconded the motion. Four members of the Board voted yes to bike lanes and two members voted no.

COMMENTS: NONE

There being no further business, the meeting of the Board was adjourned at 8:40 pm.

Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Administrative Assistant