

**KILLEARN HOMES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 5, 2010**

This is a summary of issues discussed and action taken.

Bob Ippolito called the meeting to order at 7:05 pm.

**Board members in attendance:**

Bob Ippolito	Joe Zollner	Lee Johnson
Jim Ashlock	Bill Sittig	Allen Nobles
Christine DeLand		

**Board members absent:**

Bob Kauzlarich	Pat Saffer
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**Staff in attendance:**

Brad Trotman, Executive Director  
Sue Barlow, Executive Assistant

**Guests in attendance:**

Paul Forshay, Cameron Chase	Sid Kamath
Hosea Battles, Cameron Chase	Jim Leonard
Jerry & Doris Greuel	Cedric Foster

**APPROVE MINUTES:**

Jim Ashlock made a motion approving the December minutes and Lee Johnson seconded the motion; all were in favor and the motion was passed.

**AGENDA MODIFICATIONS: Cameron Chase Acceptance by Board**

**TALLAHASSEE POLICE DEPARTMENT REPORT:**

Andy Berentsen summarized the activity in Killearn Estates for the period November 12, 2009 to January 4, 2010.

**FINANCIAL REPORT:**

Brad Trotman reported that at the end of 2009, KHA had \$37,161 left over and that our income was up \$25,000 from 2008. Bill Sittig stated that the income was up nicely between years, but 2 primary areas that KHA needed to work on were the separation of current dues that are included with the "past due" dues and the collection costs that Superior lumps together and the collection of legal fees for KAGM. Bill Sittig also commented on the fact that the Association Center Principal payments were larger than

the interest payments. Bill Sittig also questioned the disparity between 2008 and 2009 for the Lakes & Pumping. Brad Trotman reminded the Board of the quarterly water testing of the lakes and its cost incurred in 2009.

## **EXECUTIVE DIRECTORS REPORT:**

### **OLD BUSINESS:**

**Pebble Creek Drainage Easement:** Trotman reported that the agreement should be signed on Wednesday, January 6<sup>th</sup> and that all drawings and easements had already been sent to Kenilwood. The project is scheduled to begin in March, 2010.

**Ardara Roof Update:** Trotman reported that although the City had already fined the residents \$15,000 to \$20,000, there still was no change.

**Edenderry Roof with blue tarp:** Trotman reported that the resident on Edenderry Drive with the damaged garage roof has had a blue tarp on it for months and the car from the garage has been parked on the yard for many months. City Code Enforcement spoke with the resident months ago and was told the owner and the insurance company were in negotiations over the repair of the roof.

### **NEW BUSINESS:**

**Cameron Chase Dissolution of their HOA:** Brad Trotman reported that Cameron Chase had received the 2/3 votes needed to dissolve the Cameron Chase Homeowners Association and that KHA was to charge each home dues of \$150.00 annually that would cover the additional maintenance cost to the association. Hosea Battles, President of Cameron Chase HOA, would be sending out letters to all homeowners announcing the changes and the new covenants and restrictions.

Bill Sittig made a motion to adopt the Cameron Chase C&R's and Allen Nobles seconded the motion. All were in favor and the motion was passed.

**2010 Proposed Budget:** Trotman reported that outstanding dues to KHA for the years 2007-2009 were \$23,000+. Trotman stated that funds from #7300-Other site improvements-were for electrical/water and a new gate at Shannon Lakes Park and to replace/update electrical lines under Killarney Way. The payroll for the office staff was discussed among the Board. Bill Sittig stated that he would like to put the accounting/auditing out for bids. There was general discussion regarding other items in the budget.

Jim Ashlock made a motion to approve the budget; Lee Johnson seconded the motion. All were in favor and the motion was passed.

**Vacation, Board Meeting, Kloverleaf Article Schedule and Association Committees:** The following vacation schedule, board meeting schedule, Board Member Kloverleaf Article Schedule and the Committee chairs for 2010 were presented:

**2010 Vacation Dates:**

- January 1<sup>st</sup> – New Year’s Day
- January 18<sup>th</sup> – Martin Luther King Day
- May 31<sup>st</sup> – Memorial Day
- July 6<sup>th</sup> & 7<sup>th</sup> – Independence Day (4<sup>th</sup> is on a Sunday)
- September 6<sup>th</sup> – Labor Day
- November 11<sup>th</sup> – Veterans Day
- November 25<sup>th</sup> & 26<sup>th</sup> – Thanksgiving
- December 24<sup>th</sup> & 27<sup>th</sup> –Christmas
- December 31<sup>st</sup> – New Year’s Eve

Joe Zollner made a motion to adopt the vacation schedule; Allen Nobles seconded the motion. All were in favor and the motion was passed.

**2010 Board Meetings – 7pm – First Tuesday of each Month (unless noted):**

- Tuesday, January 5<sup>th</sup>
- Tuesday, February 2<sup>nd</sup>
- Tuesday, March 2<sup>nd</sup>
- Tuesday, April 6<sup>th</sup>
- Tuesday, May 4<sup>th</sup>
- Tuesday, June 1<sup>st</sup>
- Tuesday, July 1<sup>st</sup>
- Tuesday, August 3<sup>rd</sup>
- Wednesday, September 1<sup>st</sup>
- Tuesday, October 5<sup>th</sup>
- Friday, November 12<sup>th</sup> – Annual Meeting
- Tuesday, December 7<sup>th</sup>

Joe Zollner made a motion to adopt the proposed board meeting schedule; Christine DeLand seconded the motion. All were in favor and the motion was passed.

**Monthly Articles for Kloverleaf:**

<b>Board Member</b>	<b>For the month of</b>	<b>Due Date</b>
Bill Sittig	February	January 6 <sup>th</sup>
Pat Saffer	March	February 4 <sup>th</sup>
Bob Kauzlarich	April	March 4 <sup>th</sup>
Lee Johnson	May	April 6 <sup>th</sup>
Jim Ashlock	June	May 3 <sup>rd</sup>
Christine Deland	July	June 4 <sup>th</sup>
Joseph Zollner	August	July 6 <sup>th</sup>
Bob Ippolito	September	August 5 <sup>th</sup>
Allen Nobles	October	September 3 <sup>rd</sup>
Bill Sittig	November	October 4 <sup>th</sup>
Pat Saffer	December	November 4 <sup>th</sup>
Bob Kauzlarich	January, 2011	December 3 <sup>rd</sup>

Joe Zollner made a motion to adopt Kloverleaf Article Schedule; Allen Nobles seconded the motion. All were in favor and the motion was passed.

## **Committee Chairperson(s):**

- **Architecture Control Committee**
  - Mark Trudeau, Chairman
    - Bob Ippolito
    - Lee Johnson
- **Audit Committee**
  - Allen Nobles, Chairman
    - Christine DeLand
- **Covenants & Restrictions Oversight Committee**
  - Joseph Zollner, Chairman
    - Christine DeLand
    - Bob Ippolito
- **Nominating Committee**
  - Jim Ashlock, Chairman
- **Elections Committee**
  - J D Warren, Chairman
    - Joseph Zollner
    - Bill Sittig
- **Public Relations Committee**
  - Jim Ashlock, Chairman
- **Maintenance Committee**
  - Lee Johnson, Chairman
    - Bob Ippolito
- **Strategic Planning Committee**
  - Bob Kauzlarich, Chairman
- **Public Safety Committee**
  - Officer D. Hartley, TPD
- **Recreation Committee**
  - Jim Ashlock, Chairman

Bill Sittig made a motion to adopt the committee assignments; Joe Zollner seconded the motion. All were in favor and the motion was passed.

**POWER & WATER AT SHANNON LAKES PARK:** Trotman discussed the need to install power and water at Shannon Lakes Park so we wouldn't have to rent generators and lighting for events such as the Fourth of July event. Trotman would request proposals to present at a later board meeting.

**NEW ELECTRIC LINES UNDER KILLARNEY WAY:** Trotman reported that the lines that power the front entrance lighting are old and need to be updated to be able to function properly. Bill Sittig stated he thought it would be too expensive and asked that Trotman get a ballpark figure from a contractor. Brad Trotman to get prices.

**STORAGE BUILDING FOR LOT BEHIND OFFICE:** Trotman discussed the need for a storage building to be located on the KHA property behind the bridle trail at the office to store equipment. Christine DeLand suggested planning for the future when selecting a size; Trotman to get quotes on various sizes.

**GUEST SPEAKERS:** NONE

**REPORTS:** NONE

**COMMENTS:** NONE

There being no further business, the meeting of the Board was adjourned at 8:45 pm.  
Respectfully submitted,

Brad Trotman  
Executive Director

Sue Barlow  
Executive Assistant