

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

October 7, 2008

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	Lee Johnson	Joe Zollner
Allen Nobles	Bob Kauzlarich	Bill Sittig
Claude Thigpen		

Board members absent:

Jim Ashlock

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Tracy Chisler	Sam Summerlin	Justin Harrell
Cedrick Foster		

GUEST SPEAKER ANNOUNCEMENT:

Lara Kuleshova and Vicky O'Neill of the City of Tallahassee presented to the Board the merits of using Natural Gas in the Killearn area and presented available rebates for natural gas appliances.

APPROVE MINUTES:

Lee Johnson made a motion to approve the September minutes; Claude Thigpen seconded the motion. All were in favor and the motion was passed.

AGENDA MODIFICATIONS:

Removal of Speaker for AARP/Genworth

TALLAHASSEE POLICE DEPARTMENT REPORT:

None

FINANCIAL REPORT:

Brad Trotman reported that our financial reports did not reflect the recent collection of \$13,000+ in additional late dues. Bill Sittig questioned whether the financials reflected only legal fees paid rather than legal fees billed. Brad Trotman reported that the Summary Judgment hearing in the Lamar suit was scheduled for October 16th and that he and Bob Ippolito would be attending. The Judge in the Lamar suit ruled to keep in the second count for attorney's fees.

Bob Ippolito reported that we had approximately \$193,000 in CD'S at FMB and recommended moving \$100,000 into a CD at Wachovia at a rate of 4.25% for a 7-12 month CD.

Bob Kauzlarich made a motion to transfer \$100,000 to Wachovia; Claude Thigpen seconded the motion. All were in favor and the motion was passed.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported that the clean-up from Tropical Storm Fay's flooding and tree damage was almost completed. Trotman reported that the lakes were about full and there was discussion regarding the three Delvin Ponds that flooded and what could be done to prevent flooding in the future. Sam Summerlin spoke about the pond directly behind his home and the scum that had developed from lack of sunshine due to the trees. Bill Sittig suggested getting prices and budget it. Claude Thigpen suggested pumping the water out, but that the cost would be prohibitive. Bob Kauzlarich suggested authorizing Brad to have an expert find a solution to the problem. Allen Nobles spoke to Summerlin and suggested that he visit the Summerlin's home to look at the ponds to help determine the best way to resolve it.

Trotman also reported that the columns were up at Centerville and McLaughlin and that the signs should be up shortly. Landscaping around the columns would not be considered until 2009.

GUEST SPEAKERS:

None

OLD BUSINESS:

Lamar Advertising Sign @ Movie Gallery – Trotman reported that the Summary Judgment Hearing was scheduled for October 16th and that if not awarded, trial would begin in early November.

Election of Board Members – Bob Ippolito reported that the Nominating Committee met on September 10th to evaluate the 11 residents being considered to be candidates for the Board of Directors' election. After careful consideration, the

Committee selected the maximum number of 8 candidates. The 8 candidates' names were placed on the ballot in random order. KHA bylaws state that no fewer than 150% of the vacancies (4 this year) and no more than 200% of the vacancies can be on the ballot. Sue Barlow read the names from the ballot.

Allen Nobles made a motion to accept the nominating committee's recommendations and Lee Johnson seconded the motion. All were in favor and the motion was passed.

Kinsail Ditch – Brad Trotman reported that Mark Mustain had met with some of the board members in the office on October 1st to discuss KHA's concerns with the City, in particular the City's refusal to repair the Kinsail Ditch. Trotman reported he hoped that Mustain would look into this because all that have been involved know there is a problem. Justin Harrell who lives next door to Nicholson stated that all work had stopped.

Bob Kauzlarich stated that his position regarding dues has always been consistent; he likes to see dues used for improvements that people can see and his 2nd position is to preserve the values of the neighborhood; rather than KHA deal with the City directly, KHA should have attorneys deal with the City up front. Bob Kauzlarich suggested setting up a reserve fund for attorney's fees.

Bob Ippolito suggested having city commissioners at a board meeting or at least attending city commission meetings.

Allen Nobles suggested taking 30-50 people to the City Commission meetings with 3 of our major issues.

NEW BUSINESS:

Monaghan Tree Removal – Trotman reported that a tree on KHA property had fallen and the top was in the backyard of a Monaghan resident that wanted it removed. The cost to have the entire tree removed would be approximately \$1,400, but that KHA was not responsible for the portion that fell on private property. No action taken.

Shoreline Improvements by Residents – Brad Trotman reported that lakefront properties don't go all the way to the water and that one resident claims to be losing shoreline and piling rocks to help with erosion. Bob Kauzlarich suggested that residents not alter KHA property unless it is vegetation. No action taken.

Approval of Expenditures for quarterly sampling of lakes for DEP – Trotman reported that DEP agreed to perform quarterly testing on Killlearn Estates lakes in order to show that the lakes should be on the impaired water bodies list after he, Bob Ippolito, Jennifer Winegardner and Sean McGlynn met with the secretary of DEP. Bill Sittig questioned how much McGlynn had been paid and how much more it would cost.

Trotman reported that the cost would be \$14,425 for one year of testing and that DEP requires 4 quarters of testing to be considered for the list. Trotman requested starting in December with the first payment due in January.

Lee Johnson made a motion to allow the sampling of the lakes; Allen Nobles seconded the motion. All were in favor and the motion was passed.

Kloverleaf – Bob Ippolito discussed complaint calls he and the KHA office had received regarding Bob Kauzlarich’s article in the October Kloverleaf. Bob stated that the Killlearn Kloverleaf should be a newsletter to communicate the activities our neighborhood and asked for Board guidelines regarding controversial articles submitted for publication. Joe Zollner stated that he didn’t think it should have been in the Kloverleaf since it was an opinion based article and it not germane to Killlearn Estates. Joe also suggested having the article submitted 60 days prior to print and Claude Thigpen suggested it then be brought before the next board meeting for approval. Bob Ippolito agreed that all articles should be germane to Killlearn Estates. Allen Nobles thought the article was controversial and suggested having guidelines for the articles, but didn’t think we needed the 60 day early submission or approval by the Board.

A TPD officer in attendance with Ken Sumpter discussed his 20 year career with TPD and stated that the article was hurtful to him and 370 others. He also reported that Major Stewart spoke highly of Bob Ippolito and the Board. Bob Ippolito thanked him for his comments. The Board agreed that if an article was not germane to Killlearn Estates and controversial, then the Staff and President would decide to withhold the article, until it should be discussed with the Board.

REPORTS: None

COMMENTS: Joe Zollner discussed an I-10 exit onto Shamrock in the future that will impact Killlearn and that now was the time to start thinking about calming lanes, bike lanes, limiting the speed limit, etc., to control the excess traffic.

Guest Cedrick Foster stated that he submitted his nomination to the Board but did not make it on to the ballot and questioned why. Bob Kauzlarich stated that he was co-chair of the Long Range Planning Committee and that if he joined his committee, that experience in his resume might be helpful in the next election.

There being no further business, the meeting of the Board was adjourned at 9:05 pm.

Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Administrative Assistant