

KILLEARN HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 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	Bill Sittig	Christine DeLand
Jim Ashlock	Allen Nobles	

Board members absent:

Pat Saffer

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Executive Assistant

Guests in attendance:

Jim Leonard	Jason Garcia	Lori Tomblin
Tom Brantley	Jerry & Doris Greuel	

APPROVE MINUTES:

Bob Kauzlarich made a motion to approve the September minutes and Bill Sittig seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS: NONE

TALLAHASSEE POLICE DEPARTMENT REPORT:

Delonna Hartley summarized the activity in Killearn Estates for the period September 1, 2009 to October 5, 2009 and noted that burglaries were down significantly for the month. Officer Hartley suggested some changes to make to the neighborhood map broken down into possible Crimewatch zones.

FINANCIAL REPORT:

Brad Trotman reported that he, Bonnie and Bill Sittig met to set up classification codes for late dues (current and prior years), administrative costs and attorneys' fees received from Superior Bank remittances that are reported as a lump sum per resident. They will try to get it broken down for next year.

Bill Sittig suggested showing only the current month rather than the entire year on the Profit & Loss Budget vs. Actual statement due to the size of the print.

Trotman reported that through September 30, 2009, we had \$417,612.06 in income and \$347,148.15 in expenses. Bill Sittig questioned the \$60,000 Accounts Payable item on the balance sheet. Lee Johnson suggested moving the Construction in Progress category to the Building classification. Bob Kauzlarich suggested looking at paying the building down sooner.

EXECUTIVE DIRECTORS REPORT:

OLD BUSINESS:

Little Lake Kanturk: Allen Nobles suggested having a land use attorney look at the plat to determine the type of easement as it is vague on the plat. Trotman reported that Little Lake Kanturk has no access to residents of Killearn Estates whose property does not border the lake. Bob Kauzlarich suggested that KHA not get involved with it. Bob Ippolito suggested having Trotman find out the cost for the attorney.

Killearn Estates Power Outages: Trotman reported that the City of Tallahassee electric personnel were supposed to attend the board meeting. Trotman reported that a number of older units need new boxes and lines put in. Killearn resident Tom Brantley, 3213 N. Shannon Lakes Drive, spoke to the Board and outlined his dealings with the City and asked that KHA support him in his efforts. Brantley reported that he is at the end of the line and wants to have a switch put on his line to correct the problem. He submitted his analysis of the 9 power outages that occurred between 6/29/2009 and 10/4/2009. Bob Ippolito stated that KHA would contact Tom Coe from the City for a response.

Billboard Update: Trotman reported that the Appellate Court reversed the lower court decision and that it would now go to trial. Although it will cost more in attorney's fees, we will get back the \$25,000 fee from the appellate process. Trotman reported that he would meet with the attorneys to find out what's next. Joe Zollner suggested asking for a bare bones budget.

NEW BUSINESS:

Annsworth Academy Rezoning: Jason Garcia representing Annsworth stated that Annsworth was built in 1983 as a day care and in 2005 Annsworth realized that they weren't zoned correctly. Trying to protect their right to rebuild, they wanted to be rezoned to "C1", the only zoning that would apply. Bob Ippolito stated that the problem in 2005 was that Annsworth went to the City and County, but not to the Board that happened to hear about it. Ippolito remembered that he suggested zoning "OR" or "ORII", the zoning that the academy would fit into, but never heard anything more. It was determined that it couldn't be rezoned "OR" because the surrounding zoning was "C1". Bob Kauzlarich remembered that if it were zoned "C1" they could build anything commercial on the property other than a day care.

Bob Ippolito stated that Annsworth would still be required to come before the Architectural Control Committee if they wanted to rebuild, add on or change anything, so the ACC could reject anything they might want to build under the "C1"

zoning. Bob Kauzlarich withdrew his objection to the change in zoning since the ACC has control.

Bill Sittig made a motion to withdraw our longstanding objection to the change in Annsworth's zoning and Christine Deland seconded the motion. All were in favor and the motion was passed.

Delvin Ponds: Trotman reported that Delvin Ponds need to be cleaned up as there are trees falling into the pond, overhanging tree limbs and the shoreline needs attention. Jim Ashlock suggested putting it off until the first of the year and the issue was tabled until January, 2010.

Pebble Creek Drainage Easement: Trotman reported that Kenilwood would grant the easement to Killearn Homes Association for drainage if KHA would maintain the ditch for Kenilwood/Pebble Creek.

Lee Johnson made a motion to maintain the ditch and Jim Ashlock seconded the motion. All were in favor and the motion was passed.

Killarney Way Park/Repair of Access: Trotman reported that he had a quote to repair the access to Killarney Way Park; minimal cost would be \$985.00 and to repair completely, \$1,390.00.

Bob Kauzlarich made a motion to allow Brad to spend up to the complete amount; Joe Zollner seconded the motion. All were in favor and the motion was passed.

GUEST SPEAKERS: NONE

REPORTS: NONE

COMMENTS: NONE

There being no further business, the meeting of the Board was adjourned at 8:30 pm.

Respectfully submitted,
Brad Trotman
Executive Director

Sue Barlow
Executive Assistant