

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

December 2nd, 2008

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	Jim Ashlock	Allen Nobles

Board members absent:

Claude Thigpen	Bill Sittig
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Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Cedrick Foster

APPROVE MINUTES:

Lee Johnson made a motion to approve the November 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:

Brad Trotman reported that our attorney's fees might be \$80,000 for 2008 with an additional \$25,000 in 2009 for the appeal. Our income for the year should be about the same as 2007. The 2009 budget will be emailed to the Board Members to be discussed at the January Board Meeting.

EXECUTIVE DIRECTORS REPORT:

Reported under Old Business/New Business

GUEST SPEAKERS:

None

OLD BUSINESS:

Lamar Advertising Sign @ Movie Gallery – Trotman reported that Association didn't fare well with the Summary Judgment Hearing and that the additional flat fee of \$25,000 would be needed to go to the Appellate Court. Trotman would let everyone know of dates and times.

Kinsail Ditch – Brad Trotman had Pat Saffer sign the easement for City to start repairs on Kinsail Ditch. All costs to be paid by the City. Pat thanked the Board for their efforts in getting this ditch completed.

Moyer Property – Brad Trotman met with the Director of Stormwater regarding the flowing of water onto the Moyer property and he reported that the east end needs to be corrected like the west end was 5 years ago. This correction will protect 3 homes in that area.

NEW BUSINESS:

Meeting with Mark Mustain & Bryan Desloge – Trotman reported that a meeting was set up at KHA office on December 4th with Mark Mustain and Bryan Desloge to discuss our issues. Some progress has been made such as the Kinsail Ditch.

Appointment of Pat Saffer to the Board – Bob Ippolito made a motion to appoint Pat Saffer to the Board in December; Lee Johnson seconded the motion. All were in favor and the motion was passed.

Election of Officers – Lee Johnson made a motion to keep Bob Ippolito as President of the Association; Jim Ashlock seconded the motion. All were in favor and the motion was passed.

Bob Kauzlarich made a motion to adopt existing President and Vice President; Joe Zollner seconded the motion. All were in favor and the motion was passed.

Lee Johnson made a motion to have Allen Nobles serve as Secretary of the Association; Joe Zollner seconded the motion. All were in favor and the motion was passed.

Allen Nobles made a motion to have Bill Sittig serve as Treasurer of the Association; Joe Zollner seconded the motion. All were in favor and the motion was passed.

REPORTS: None

COMMENTS: Jim Ashlock suggested that we put an item in the Kloverleaf welcoming new homeowners to the neighborhood based on sales information from Leon County Property Appraiser's Office.

Joe Zollner asked about uniform covenants for the neighborhood. Brad Trotman stated that with so many differences in the various neighborhoods within Killlearn that it would be difficult. There was discussion regarding new homeowners receiving copies of covenants for their unit at time of contract or closing. Brad Trotman reported that Anchor Smith Grimsley sent letters to all closing title companies requesting that covenants be provided. Bob Kauzlarich suggested adding a board to all 'Welcome to Killlearn Estates' entrance signs with the words 'A Deed Restricted Community'. Trotman is to look into the cost. Sue Barlow to have it added to the website home page.

Joe Zollner also mentioned the lack of attendance at our annual meetings and asked what the Board could do to increase attendance and Bob Kauzlarich opened discussion regarding the placement of 'Annual Homeowner's Meeting' signs at the entrances announcing the annual meeting.

Bob Kauzlarich made a motion to place signs at the entrances for annual meetings; Joe Zollner seconded the motion. All were in favor and the motion was passed.

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

Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Administrative Assistant