

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

February 3, 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	Jim Ashlock
Bill Sittig	Christine DeLand	

Board members absent:

Pat Saffer

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Bryan Desloge	Mark Mustian	Bill Ballou
Craig Gassett	Jim Leonard	Hosea Battles
Audrey Kuehl	Paul Forshay	

APPROVE MINUTES:

Jim Ashlock made a motion to approve the January minutes and Lee Johnson seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS:

Cell Tower Proposal
Legal Brief for Billboard Suit

TALLAHASSEE POLICE DEPARTMENT REPORT:

Officers Delonna Hartley and Mary Berens reported to the Board the Summary of Activities for Killearn Estates for the period December 2, 2008 to February 2, 2009. They discussed the Rad Kids Personal Empowerment Safety Education Program offered by the Tallahassee Police Department Crime Prevention Unit; we told them we would print it in the next newsletter.

CITY AND COUNTY COMMISSIONER'S DISCUSSION:

Brad Trotman introduced Leon County Commissioner Bryan Desloge and City Commissioner Mark Mustian, who attended to update the Board on various ongoing projects by the City and County. They fielded questions from the Board and members in attendance. Mark Mustian stated that he would be more accessible to Killearn Homes Association and Killearn's residents in resolving their issues. He stated that Tom Coe would also be accessible.

The commissioners discussed the Economic Stimulus Package for Leon County with its \$1.1 billion share that should create 15,000 additional jobs. Bill Sittig questioned whether the Stimulus money was going to reimburse the city for its road work. Yes, it will reimburse the City.

The Board questioned Mark Mustian about Cameron Chase and the City's inability to accept the Cameron Chase subdivision developed by Premier, but not completed for the City to accept. Mark Mustian told the Board that he would look into the situation.

Bob Ippolito opened up discussion of the billboard ordinance. Bryan Desloge reported that he put the County ordinance in place based on the city ordinance. He reported that in a year there was a reduction from 80 to 70 by limiting the number of billboards and that ultimately, we should have less signs in 5 years.

Allen Nobles asked if traffic counts in the quadrants were used to determine the ratio of billboards. Mark Mustian stated he would look at it from a legal standpoint if the 3 for 1 ratio would be applied to the same quadrant.

Bill Ballou, President of Pebble Creek Homeowner's Association, brought to Mark Mustian's attention the flooding problem his neighborhood experiences during heavy rain. Craig Gassett reported that he had met with Jodie Cahoon, an engineer with the City and that Jody agreed there was a problem. Mark told Craig to continue to work with Jody and Craig agreed.

Brad Trotman asked Mark Mustian if the City would provide a traffic count on Shamrock North as a step in having the sidewalks completed. Mark Mustian reported that the budget was hammered but that maybe there might be funds from the stimulus package.

Mark Mustian asked the Board about their decision to have bike lanes on Killarney Way and Shamrock Street. Bob Kauzlarich asked whether bike riders would be ticketed if they didn't use the bike lane since drivers would be ticketed for parking in the lane. The Board informed Mark that the community had until February 13th to vote for or against bike lanes and that we would inform Mark of the results shortly thereafter.

INTRODUCTION OF NEW BOARD MEMBER:

Bob Ippolito introduced Christine DeLand who was appointed to the Board at the January 6th Board Meeting.

FINANCIAL REPORT:

Brad Trotman reported that dues receipts totaled \$248,634.19 for the year and that 2508 out of approximately 3800 homes have paid. He reported that Superior Bank was going to make 2 additional mailings for those that haven't paid. He also reported that James Moore & Co. had just completed the KHA audit February 2nd and 3rd.

EXECUTIVE DIRECTORS REPORT:

Trotman reported that a copy of the Appellate Brief for the Lamar suit was received at the KHA office February 3rd and offered to send it electronically to each board member.

OLD BUSINESS:

Kinsail Ditch: Trotman also reported that the repair of the Kinsail ditch should be underway as all easements have been signed over to the City.

Tree Removal from Monaghan Drive: Trotman requested that the tree that fell during TS Fay on Killearn property abutting a resident on Monaghan be pushed into the woods out of sight rather than having it removed. Christine Deland questioned why KHA wouldn't clean it up and Bob Kauzlarich deferred it to the next board meeting.

Fifth Round of Bridle Trail Fencing: Trotman reported that a spot on one of the bridle trails needs a bridge, but that he didn't have any cost estimates at this time.

NEW BUSINESS:

Budget Review: Bob Ippolito reported that our budget for legal fees was \$50,000, less than we spent in 2008, and that overall, \$100,000 in expenses had been cut from the 2009 budget since most major projects were completed in 2008. Bob reported that he wanted enough to budget for reserves.

Jim Ashlock asked why the mortgage had increased and Bob Ippolito explained that without transferring our accounts back to Tallahassee State Bank, our interest rate would increase from 5.75% to 6%, but that we only had 13-14 years left to pay. Jim Ashlock made a motion to accept the new mortgage rate and Joe Zollner seconded the motion. All were in favor and the motion was passed.

Bob Kauzlarich made a motion to approve the Budget; Joe Zollner seconded the motion. All were in favor and the motion was passed.

4049 Ardara Drive Roof: Brad Trotman reported that the garage roof at 4049 Ardara Drive has a very large hole in it that needs to be replaced. He stated that the members of the Architectural Control Committee met with the owner trying to be helpful but the owner told them he was going to replace the roof himself. Brad stated that the City was fining him daily, but can't foreclose on or condemn the property if it is homesteaded, which it is. Bob Kauzlarich suggested fixing it for the owner and placing a lien on the property. Brad stated that KHA has the right to correct the situation and place a lien on the property; however, it would be a very extensive and expensive repair. Bob Kauzlarich then recommended that KHA get a legal opinion on how to handle the situation.

5048 Tallow Point Covenant Violations: Brad Trotman reported that the ACC wanted to take legal action against the owners of 5048 Tallow Point for numerous covenant violations such as an enclosed garage (not a functioning garage or carport), a storage shed they put up without approval of the ACC, placing it close to the lake where it obstructs the view of the lake from a neighbor; and, someone occupying a motorhome they have on their property. The owners were also delinquent in their dues for 2008.

Bill Sittig made a motion to take legal action against the owners; Christine DeLand seconded the motion. All were in favor and the motion was passed.

Pebble Creek Drainage Issue: Brad Trotman reported that the engineer for the city committed to repair the Pebble Creek drainage problem that would probably cost between \$300,000 and \$400,000.

American Tower Ground Lease Proposal: Brad Trotman reported that KHA had received a proposal from American Tower to lease a portion of the property behind the KHA office for a T-Mobile cell tower.

Bill Sittig made a motion NOT to accept the proposal; Bob Kauzlarich seconded the motion. All but one abstaining member 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 8:50 pm.

Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Administrative Assistant