

KILLEARN HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 2, 2010

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	Lee Johnson
Bill Sittig	Allen Nobles	Bob Kauzlarich
Christine DeLand		

Board members absent:

Jim Ashlock	Pat Saffer
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Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Executive Assistant

Guests in attendance:

Ted Miller	Lori Tomblin
Jim Leonard	Jerry & Doris Greuel
Cedric Foster	

APPROVE MINUTES:

Lee Johnson made a motion approving the January minutes and Joe Zollner seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS: Move Delvin Ponds discussion to top of Old Business

TALLAHASSEE POLICE DEPARTMENT REPORT:

Delonna Hartley summarized the activity in Killearn Estates for the period January 5, 2010 to February 1, 2010.

FINANCIAL REPORT:

Brad Trotman reported that our expenses for 2009 totaled \$474,032.59, approximately \$3,400 higher than 2008. He reported that we had \$310,000 in reserves and hoped that we could have 1 year's worth of dues in reserve. He also reported that Superior Bank was processing dues payments and forwarding information to Bonnie on a daily basis. Bill Sittig motioned to accept; Bob Kauzlarich seconded and the motion was passed.

EXECUTIVE DIRECTORS REPORT:

OLD BUSINESS:

Delvin Ponds & Flooding: Mr. Ted Miller, a Delvin Drive resident, spoke to the Board about the 3 floods in 3 years that have affected his neighborhood and his concern about his property flooding in the future. Allen Nobles told Mr. Miller that he had looked at the problem in 2009 and that the golf course contributes to the problem as much as all the development that has taken place since Killearn's development. Bob Kauzlarich suggested that if a few of the residents of the Delvin area were to approach the City regarding the flooding, they would get more of a response than Killearn Homes would. Bob Ippolito suggested starting a petition from the Delvin neighbors and that KHA would back them up. Brad Trotman requested \$1,500 to do the final cleanup on the back pond, removing trees and debris that had fallen in and around the pond.

Bob Kauzlarich made a motion to approve the \$1,500; Bill Sittig seconded the motion. All were in favor and the motion was passed.

Pebble Creek Drainage Easement: Bob Ippolito signed the Kenilwood Maintenance Easement for the Pebble Creek drainage project scheduled to begin in March, 2010.

Ardara Roof Update: Trotman reported that there was no change to the property and that we needed to proceed to mediation as there was nothing more the association could do. Bob Kauzlarich stated that we had an obligation to his neighbors to pursue the problem homes.

Bob Kauzlarich made a motion to proceed to mediation; Allen Nobles seconded the motion. All were in favor and the motion was passed.

Laverty Garage Enclosure: Trotman reported that the Lavertys filed suit against Killearn Homes Association for our refusal to grant them a variance for their enclosed garage.

City Classification of Killearns' lakes: Brad Trotman reported that he has spoken with John Buss regarding the City's referring to Killearns' lakes as "man made reservoirs." Trotman stated that John Buss refuses to change the reference to natural lakes even though the Department of Environmental Protection has them classified correctly. Trotman requested that the Board meet with Tom Coe and would set up a meeting. Joe Zollner suggested writing a letter to someone at DEP.

Office Storage Building Update: Trotman reported that the property behind the KHA office is zoned as Residential Preservation 1 and that until the zoning is changed, we would not be able to place storage building on the property.

NEW BUSINESS:

Pat Saffer Resignation from Board and President's authority of offer position to runner up candidates from 2008 election:

Bob Ippolito spoke with Pat Saffer who tendered her resignation from the Board. Bob stated that our standard practice in replacing a board member is to go back to the last election and the nominee with the next highest votes would be offered the vacancy, in this instance, Virginia Newman, followed by Jason Brienen and Justin Harrell. Ippolito also stated that unless and until the KHA bylaws were modified, the current practice would remain in place.

One resident in attendance objected to the board member replacement procedure since the last 3 nominees from the 2008 election hadn't even attended any of the Board meetings as he has. Bob Kauzlarich stated that the process was fair and just. Bob Ippolito reminded him that another election would take place in 2010 and that he should run again.

Joe Zollner made a motion to fill the vacancy using the current practice and Christine DeLand seconded the motion; all were in favor and the motion was passed.

GUEST SPEAKERS: NONE

REPORTS: NONE

COMMENTS: Bob Kauzlarich questioned what KHA could do to clean up the home at the corner of Belfast and Shamrock, the Britt home. Trotman reported that he went before the Code Enforcement Board and had cleaned up the property somewhat, but had not edged the curbs. Trotman stated that he would have it edged and bill the homeowner.

There being no further business, the meeting of the Board was adjourned at 8:40 pm.
Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Executive Assistant