

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

March 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	Pat Saffer	Jim Ashlock
Bill Sittig	Christine DeLand	

Board members absent:

Allen Nobles

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Jimmy Evans, Killearn Golf & Country Club
Rick & Kay Foster
Harvey Abrams
Cedrick Foster

APPROVE MINUTES:

Jim Ashlock made a motion to approve the February minutes and Joe Zollner seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS:

Kloverleaf Issue (Kauzlarich)

TALLAHASSEE POLICE DEPARTMENT REPORT:

Susan Newhouse and Lt. Sapp summarized the activity in Killearn Estates for February, 2009.

FINANCIAL REPORT:

Brad Trotman reported that dues receipts for February, 2009 totaled \$52,069.23 and about \$8,000 ahead of last year's receipts for the same period of time in 2008. He reported that we were a little behind budget due to advertising income and attorneys' fees. About 600 properties remained unpaid and Superior was sending out the second notice reminding those unpaid of the March 31st deadline. After April 1st, final notices will go out with the \$25.00 administrative fee added.

Joe Zollner questioned a check written for \$450.00 for tree limb removal from Fermanagh. Brad Trotman reported that KHA yard waste is collected at Fermanagh Park and every 4-6 weeks approximately 30 tons are removed and taken to the dump.

Bill Sittig stated that he was happy with the job Mike Rayboun had done for KHA in the dues collections.

EXECUTIVE DIRECTORS REPORT:

Trotman reported that there were a couple of issues that he wanted to address: finishing the 3rd Delvin Pond and the pond behind the KHA office that backs up to Foley Drive. The cost of the equipment would be approximately \$1,200 in addition to the cost of the labor.

Bob Kauzlarich questioned why the KHA pond behind Foley had to be done. He stated he had walked back to the area and didn't think it looked that bad. Pat Saffer questioned whether it was a "want" rather than a "need" issue

The Board opted to take no action at this time.

Bob Ippolito reported that he and Brad Trotman had been attending meetings trying to drum up support for strengthening the billboard ordinances of the city and county in limiting the number of billboards. Bob suggested the Board members email a letter to their contacts asking for their support in contacting city and county officials.

Christine DeLand questioned what she could do as a realtor. Lee Johnson asked if she could get the Real Estate Board to support our efforts.

OLD BUSINESS:

Kinsail Ditch: Trotman reported that a pre-construction meeting was held March 3rd and that construction would begin March 4th. Trotman stated that Commissioner Mark Mustian was very helpful in getting the project underway. The City will create a concrete swale rather than an open ditch and will be responsible for it if it doesn't work. The City asked to reduce the lake level about 12 inches so they can get the silt and sediment out. KHA will send letters to the lakefront homeowners advising them of the reduction.

Bridle Trail Fencing: Trotman reported that the last of the bridle trail fencing was \$11,500 to complete 960' of 2-rail split fencing and copper caps and was already budgeted. Christine DeLand suggested using copper color plastic fence tops rather than the copper caps. Trotman also reported 2 ditches that would need bridges to cross.

Bill Sittig made a motion to complete the fencing; Joe Zollner seconded the motion. All were in favor and the motion was passed.

4049 Ardara Drive-Hole in Garage Roof: Trotman reported that this home's garage has had a large hole in it for many months and that the City has been fining the homeowner \$35.00 per day until it is repaired. He also reported that he and the Architectural Control Committee met on-site with the owner to offer their assistance and was told by the owner that he was repairing the roof himself. Trotman reported that he discussed the issue with KHA attorney to see what our legal recourse was and was waiting to hear back from him.

Kay Foster stated that neighbors of theirs could not sell their house because of the Ardara roof. Bob Kauzlarich suggested calling the Department of Health because the amount of time and rain suggests that the interior of the home is probably weakened and might be a health risk.

Pebble Creek Drainage: Brad Trotman spoke with the supervisor at the Kinsail ditch regarding the Pebble Creek Drainage issue. They reported to Trotman that they had hired an engineer and surveyed the property. There was discussion regarding the reduction of water from 5 feet to 1 foot during periods of heavy rain and where the water would flow.

Tallow Point Covenant Violations: Brad Trotman reported that the homeowner of 5048 Tallow Point Drive has numerous violations on his property including a shed built that wasn't approved by the Architectural Control Committee and someone living in the motorhome on the property. Trotman reported that he turned the violations over to the KHA attorney per the motion passed at the February 3, 2009 board meeting.

NEW BUSINESS:

319 Grant Application: Trotman reported that the 319 grant application had already been started by taking water samples from Killlearn lakes for testing so that they're placed on the TMDL list. Trotman's hope is that we get on the list, receive a grant with a 40% match by the local government to put with the EPA money.

Bob Ippolito suggested using Rip Caleen who was an attorney for DEP.

Utility Rates: Trotman reported that a number of residents questioned why their utility bills remained high. There was general discussion regarding the Smart Meters, the recent back to back cold snaps, and the rate increase by the City of Tallahassee.

Kloverleaf Article Issue: Bob Kauzlarich commented that he and his neighbors found the notice in the February Kloverleaf from Killearn Golf & Country Club was inappropriate. Bob K reported that he spoke with Bruce Grundlock about the article and found that the issue boiled down to liability to the Golf Course. Bob Kauzlarich suggested that residents put “No Trespassing” signs in the rear of their property for the Killearn. Bob K also stated that Grundlock claimed he didn’t care if the neighbors put fences up in their backyard and that 60-65% of the members are Killearn residents.

Jimmy Evans of Killearn G&C Club suggested calling him with any problems that come up with the course.

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