

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

April 8th, 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	Claude Thigpen	Roger Osborne
Joe Zollner	Bob Kauzlarich	Bill Sittig
Jim Ashlock	Allen Nobles	

Board members absent:

Lee Johnson

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

None

GUEST SPEAKER ANNOUNCEMENT:

None

APPROVE MINUTES:

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

AGENDA MODIFICATIONS:

None

TALLAHASSEE POLICE DEPARTMENT REPORT:

Ryan Dunphy reported on the Summary of Activity in Killearn for the period February 2 to April 7, 2008.

FINANCIAL REPORT:

Bob Kauzlarich reported that the financials looked good and that he has had a lot of positive feedback regarding all the improvements to the neighborhood. Brad Trotman reported that over \$308,000 in dues had already been collected and that 419 remain unpaid for 2008 that would generate an additional \$61,700 in dues and late fees. There are still 52 residents with outstanding dues from 2007. Trotman reported that we are still on target for the year and that we have made many nice improvements.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported that he has been concentrating on the lakes issue and that the Lamar sign issue has also taken up a lot of time. Trotman met on-site with Lloyd Childree, Vice President & General Manager of Lamar, while sign was being erected and told him that the sign fell under the deed restrictions of Killearn Estates and had to be approved by the ACC and that he must cease and desist immediately; Childree chose to ignore him.

OLD BUSINESS:

Lakes Project: Trotman reported that he and Bob Ippolito attended the DEP meeting regarding impaired water bodies and the lakes in Killearn Estates. DEP told KHA the week of 3/24 that the lakes should be on the list. If Killearns' lakes are included on this list Trotman thinks the City will be held 100% responsible for them. Trotman referred the Board to Sections 2 and 3 of the McGlynn report for additional information. Trotman reported concerns about the 3 sinkholes this far north that may be seeping into the aquifer.

Trotman also reported that the City is working on repairing the Kinsail Ditch but that the velocity is too high to have an open ditch. Roger Osborne reported on a plant in Bartow that produces a product similar to drivable grass whose price is comparable to asphalt.

McLaughlin & Centerville Entrance Signs: Trotman reported that the site has been surveyed and that he has met with the City. We now need to submit our plans to the Leon County Canopy Roads Committee for approval.

Acceptance of Cameron Chase by the City: Trotman reported that the holding pond and driveways have been cleared and that the holding pond would be completed soon. There were some site distance and telephone pole issues that had to be resolved. The Cameron Chase residents are insisting that the holding pond be mowed twice a month. KHA has had the pond mowed through its lawn service agreement, with Cameron Chase paying for the service, but once the City owns the holding pond, we will be unable to mow it. However, the homeowners can mow it or CCHA can directly contract with Swain.

NEW BUSINESS:

Lamar Advertising Sign @ Movie Gallery: Trotman reported on the circumstances regarding Lamar Advertising's placement of a billboard on the Movie Gallery property that falls under the deed restrictions of Killearn Homes Association. Lamar was notified on-site that they had to submit plans to the Architectural Control Committee for approval, which they did on Friday, March 28th, 2008. At the April 2nd ACC meeting, the request was denied and a copy of that denial was faxed April 3rd, 2008 to Lloyd Childree, Vice President and General Manager of Lamar, and Frank Visconti, the owner of the property that leased the space to Lamar, demanding that the billboard be removed by close of business, Friday, April 4th, 2008. The billboard remains and KHA will now seek the assistance of the Courts.

Bob Ippolito reminded the Board that KHA had already been successful in 2 cases – one regarding Walgreens and the second regarding the removal of a cell tower. He reported that Killearn Properties, Inc. owned the 3 lots that the bank, Walgreens and Movie Gallery now sit and when the lots were sold, KPI transferred control over those 3 lots to the Architectural Control Committee that oversees the covenants and deed restrictions. Roger Osborne reported that since a lot of research went into those 2 cases, the groundwork has already been laid and, therefore, this suit will be less costly. Based on these 2 cases, Roger Osborne thinks it should just be a summary judgment.

Joe Zollner made a motion to have the attorneys proceed with filing suit; Bill Sittig seconded the motion. All were in favor and the motion was passed.

Spraying Little Lake Kanturk & Timberlake: Trotman reported that there was enough water in the lakes to kill the weeds, but emergent plants are growing and residents along the lakes want to have them sprayed. Trotman reported the cost at about \$500 per acre and these two lakes comprise 3-4 acres, but that we might want to hold off until we see how much rain we receive.

Claude Thigpen made a motion to hold off for a couple of months; Joe Zollner seconded the motion. All were in favor and the motion was passed.

Website Proposals: Bob Ippolito reported that we had 2 proposals for redesigning and maintaining a KHA website. He reported that Netphiles wanted \$10,000 to \$13,000 in start-up costs that were too costly. KHA received 2 bids – one from Cindy Hill in the amount of \$8,400 and one from Itech Information Design in the amount of \$4,000. Both had agreed to requirements outlined in the RFP. Bob reported that he would abstain from the vote since Itech's proposal was submitted by his daughter-in-law.

Jim Ashlock made a motion to select Itech's proposal and Roger Osborne seconded the motion; all were in favor and the motion was passed.

Superior Banking Services: Bob Ippolito requested establishing a committee to pursue transferring our bank accounts to Superior Bank. Carol Adams with Superior

Bank said they will run our billing system for us at no cost to us. They would produce invoices, mail invoices, accept payments to a lockbox, make the deposits and report the transactions to us including providing an image of the checks. Tallahassee State Bank would do it at a cost of \$0.04 per check along with a fee.

Superior would also open a second account for moving money from treasury to standard, usually \$250,000 in account. The interest rate paid would be 3.25%. Tallahassee State Bank pays 1.75%. Bill Sittig stated that we should ask for a price proposal for a 3 year term agreement.

Roger Osborne made a motion to pursue negotiations with Superior Bank and Allen Nobles seconded the motion; all were in favor and the motion was passed.

Painting of Offices by Custom Painting: Trotman reported that we received a proposal from Custom Painting in the amount of \$3,150.00 to paint the interior of the KHA office.

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

C&C Asphalt Proposal: Trotman received a proposal from C&C Asphalt in the amount of \$2,478.00 for the grading and paving of a circular drive and walkway to the new bridge at Shamrock South Park.

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

Unpaid dues as of March 31, 2008: Trotman reported that as of March 31, 2008, a total of 419 residents had not paid their 2008 dues that would result in an additional \$61,700 of revenue with dues and late fees.

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