

KILLEARN HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 7, 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	Bill Sittig
Christine DeLand		

Board members absent:

Pat Saffer	Jim Ashlock
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Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Hosea Battles
Paul Forshay
Cedrick Foster

APPROVE MINUTES:

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

AGENDA MODIFICATIONS:

Flooding behind Office
Lake Testing

TALLAHASSEE POLICE DEPARTMENT REPORT:

Delonna Hartley summarized the activity in Killearn Estates for March, 2009 and passed out an article regarding Auto Burglary, Tallahassee's Million-Dollar problem to be published in the May Kloverleaf.

FINANCIAL REPORT:

Brad Trotman reported that through March 31st, \$351,773 had been collected in dues and advertising income, and that approximately 350 properties remained unpaid as of April 1st when the \$25.00 administrative fee takes effect. Trotman also reported that income for the newsletter was better for the 3rd month and that we were below budget in expenditures by \$7,000 so far in 2009.

EXECUTIVE DIRECTORS REPORT:

Trotman reported that there was some minor flooding from recent rains in the area; Christine DeLand stated that Lake Kanturk came up a foot or so on her property. However, Trotman reported that the pond behind the KHA office again flooded the yards of a couple of concerned homeowners on Foley Drive.

Trotman also reported on the round of water testing that was recently completed and that the dissolved oxygen levels @ 142% was well above the Florida DEP code (double in 12 cases) and will certainly kill fish. Sean McGlynn compared Killlearns' lakes to Lake Munson and that even the DEP said Killeen's lakes were too dirty to compare. Trotman stated that we would continue the study so that the lakes can be put on DEP's list of impaired bodies of water.

OLD BUSINESS:

Kinsail Ditch: Trotman reported that once there was so much water in the Kinsail Ditch that the City would have to dig 60 feet out into the lake bottom once the water quits flowing. The City opted for a concrete ditch rather than piping the water out.

Pebble Creek Drainage: Trotman reported that the Pebble Creek project had not yet begun as they were still studying the drainage issue.

4049 Ardara Drive-Hole in Garage Roof: Trotman reported that as of today, the hole in the garage roof has been covered by plywood, but not the paper and shingles. Trotman stated that the letter from the attorney probably helped prod him along.

5048 Tallow Point Covenant Violations: Trotman distributed to the Board the letter the attorney was sending to this homeowner regarding the many covenant violations. No board approval needed to send the letter. Bob Kauzlarich stated that he spoke with the neighbor regarding sewage from 5048 Tallow Point streaming into the lake and that the City Supervisor said it would be handled. Bob Kauzlarich suggested that if it was a main sewer line at fault that we might be able to get other agencies involved and have all sewer lines checked.

NEW BUSINESS:

Lisa Miller (Lisa Miller Associates): Bob Ippolito introduced Lisa Miller of Lisa Miller Associates who spoke to the Board regarding State Farm's departure from the State of Florida and the many homeowners left without homeowner's insurance. Ms. Miller discussed the current state of the insurance industry and how homeowners can find a trustworthy homeowners insurance company.

Bob Ippolito suggested setting up a 4 person committee to meet with the CEO's of the Florida based companies Ms. Miller suggested. Christine DeLand, Bob Kauzlarich, Joe Zollner and Bill Sittig volunteered to be on the Committee.

Lake Kinsail Vegetation Maintenance: Trotman reported that the alligator weed was hard to get rid of on Lake Kinsail, but proposed that once the lake levels recede, treating a small area for the resident in the northwest corner of Kinsail where it is the worst. Bob Ippolito stated that years ago KHA got a permit from DEP for beetles that would eat the weed and that it worked.

Killarney Way Paving: Trotman reported that the paving of Killarney Way would begin shortly and that rather than having a bike lane, Killarney Way would be a shared roadway with bicyclists and would be marked as such. Allen Nobles suggested getting the specs for the paving; Christine DeLand stated that she could ask her contact at Moore Bass where paving would begin.

Cameron Chase/Pheasant Ridge: Trotman reported having a meeting with representatives from Cameron Chase and Pheasant Ridge regarding the possibility of bringing Pheasant Ridge under Killearn Estates. Trotman stated that there were 35 units in Pheasant Ridge and 131 in Cameron Chase and if Cameron Chase and Pheasant Ridge were to dissolve their homeowners associations and give common areas to Killearn Estates, with Board approval, KHA would put 2 Killearn Estates signs up at the entrance on Centerville Road and remove the individual signs. KHA would not be accepting any additional liability for Pheasant Ridge and Cameron Chase, except the common properties, since they have both been accepted by the City and the City would be responsible for the roads, sidewalks, ponds, drainage, etc.

Bob Kauzlarich asked about their covenants and Allen Nobles wanted to make sure that their covenants fit under Killearn guidelines. Lee Johnson questioned whether Cameron Chase and Pheasant Ridge could be consolidated. Trotman stated he would research their covenants and dues.

Earl Britt Property: Trotman asked for approval from the Board to turn the Earl Britt property at Shamrock South and Belfast over to the attorney.

Bob Kauzlarich made a motion to approve turning over to the attorney; Bill Sittig seconded the motion. All were in favor and the motion was passed.

Killarney Way Park removal of concrete sand barrier: Trotman reported that the concrete surrounding the sand in Killarney Way Park was protruding from the sand and that a resident of Killearn was concerned about the safety of the

children. Trotman stated he would get quotes for grading and removal of the concrete.

GUEST SPEAKERS: NONE

REPORTS: NONE

COMMENTS: NONE

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