

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

**May 6<sup>th</sup>, 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	Lee Johnson	Joe Zollner
Bob Kauzlarich	Jim Ashlock	Bill Sittig
Allen Nobles		

**Board members absent:**

Claude Thigpen	Roger Osborne
----------------	---------------

**Staff in attendance:**

Brad Trotman, Executive Director  
Sue Barlow, Administrative Assistant

**Guests in attendance:**

Stephen Reilly	Hilda Frazier	Jason Bertoch
----------------	---------------	---------------

**GUEST SPEAKER ANNOUNCEMENT: None**

**APPROVE MINUTES:**

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

**AGENDA MODIFICATIONS:**

Donnybrook entrance into new middle school.  
John Longdon – Removal of dead trees on KHA property

**TALLAHASSEE POLICE DEPARTMENT REPORT: None**

## **FINANCIAL REPORT:**

Bob Kauzlarich reported that the improvements to the neighborhood are paying off – that residents are beginning to notice. Brad Trotman reported that we had collected \$365,000 in revenue as of April 30, 2008, spent \$17,343 in April, and \$16,478 over budget to date. Bill Sittig stated that since so many projects had been done early in the year it was understandable and that later in the year we might be within our budget. Trotman reported that there were 320 unpaid dues as of 5/6/2008, about the same as last year.

## **EXECUTIVE DIRECTORS REPORT:**

Brad Trotman reported that the office has been very busy concentrating on dues collection, covenant violations, the website, and the sign at Centerville & McLaughlin. KHA is currently using the city postcards to send to owners whose yards are unkempt, have junk cars and debris on property, and other violations that fall under the Code Enforcement Board. They seem to carry more weight with owners than the KHA postcard. Bob Ippolito reported that we are part of the Code Enforcement Scout Program in which we are participating and that by bypassing our notice, it saves us a step.

## **OLD BUSINESS:**

**Lakes Project** - Trotman reported that we should be hearing from DEP regarding the impaired water bodies list sometime in June at which time we will take the issue to the City.

**Kinsail Ditch** – Trotman reported that the City had completed their survey and will design a plan to repair the ditch. The City needs easements on both property lines. The west side easement is granted to KHA, but the east side easement has never been turned over to the Association of that unit and therefore, cannot grant the easement over to the City. The developer quit-claimed the deed over to the Homeowners Association but the association doesn't want to accept the holding pond until it is addressed by the City. We need C&C's easement. Trotman thought that our cause was helped by the KHA attorney attending the meeting with the Mayor.

**McLaughlin & Centerville Entrance Signs** – Trotman reported that the paperwork was now in the hands of the Canopy Roads Committee and that we would hear back from them in about 20 days before permitting. Trotman also noted that we need to price out the columns.

**Lamar Advertising** – Trotman reported that Jennifer advised us that the Defense filed their motions with the Court so discovery could begin. They might call the members of the Architectural Control Committee for depositions. Jim

Ashlock questioned how much in attorneys' fees we were looking at and that the KHA used to have an attorney reserve fund. Brad reported that we have \$200,000 in reserve, Bell South attorney fees were \$68,000 and we were reimbursed those fees. Joe Zollner suggested putting a notice in the Kloverleaf about residents not supporting Lamar's advertisers. Bill Sittig suggested sending letters to advertisers regarding negative publicity they might receive. Jim Ashlock suggested bringing CONA in on the effort. Bob Kauzlarich suggested having the Board meet with the editorial board of the Democrat. Jim Ashlock suggested holding a press conference at the sign. Allen Nobles suggested sending the article in May's Kloverleaf to the Democrat.

**Website Update** – Sue Barlow reported on the progress made with the new website and the hopes to have it up and running by June 1<sup>st</sup>.

**Unpaid Dues** – Trotman reported that KHA still had 300 outstanding dues and that if paid, dues collection should be roughly \$407,000 with late fees included.

**Superior Banking Services** – Bob Ippolito reported that he, Brad and Bonnie met with Vice President Carol Adams regarding the services they would provide, at no cost to us, regarding the invoicing and follow up for collection of KHA annual dues. Superior would open two checking accounts for KHA – a non-bearing interest operating account and a treasury checking account that would pay interest. We would continue to require 2 Board signatures. Superior would deposit checks, notify us of the deposits with copies of the checks and remittance information. They would send us a CD of all transactions monthly and a file to load into Quick Books. Superior would also give KHA a document stating that they will never charge a fee for these services so long as we continue with them.

## **NEW BUSINESS:**

**Rain Garden at Front Entrance** – Brad Trotman introduced Hilda Frazier and her request to add a rain garden at the front entrance of Killearn in a low area where the City pipe drains. Brad suggested that we could contribute 3 live oak trees that were being removed from Kerry Forest medians. Joe Zollner questioned whether we were willing to commit to other locations that would be requested once the first one is in place. Hilda Frazier suggested asking the commercial property at the front if they would contribute to the effort. Bill Sittig spoke to Ms. Frazier suggesting that we further develop a plan for other locations as well and budget it. Jim Ashlock stated that TAPP was promoting these rain gardens all over town and that they would give \$175.00 to a private citizen to put one in. Joe Zollner suggested a committee to compile a list of where they might be necessary. Bob Ippolito suggested holding off until next month giving Brad time to come up with other areas but that the Board was positive to the idea.

Lee Johnson made a motion to hold off discussion until next month and Joe Zollner seconded the motion; all were in favor and the motion was passed.

**Waiver of Late Fees for payment of dues after April 1<sup>st</sup>** – Bob Ippolito opened discussion regarding the waiver of late fees for 12 resident requests. Steve Reilly, a resident of Killlearn for 25 years, spoke before the Board regarding the lack of dates on the invoices and the lack of a follow up invoice. Mr. Reilly stated that he had never been late before and recalled that the due date was June 1<sup>st</sup>. Bob Ippolito reported that for the last 3 years the invoices stated that dues were payable upon receipt. Although the Board sympathized with their reasons, there would not be any waivers as it would not be fair to those that paid the late fee.

Bob Kauzlarich made a motion to deny any waivers and Allen Nobles seconded the motion; the vote was 6-1 in favor and the motion was passed.

Stephen Reilly suggested to the Board that guests should be allowed to speak at the beginning of the meeting.

**Fourth of July Event** – Trotman reported that last year's budget for the event was \$10,000 but that we were expecting more attendees this year since the 4<sup>th</sup> was on a Friday. Trotman requested an increase in the budget in the event that a platform would be necessary this year for the fireworks, as well as for the additional food and drinks.

Bill Sittig made a motion to increase this year's budget to \$13,000 and Joe Zollner seconded the motion; all were in favor and the motion was passed.

**Board Discussion of New Projects** - Trotman reported that improvements to Shamrock South Park was completed and looked great and inquired as to other projects KHA might want to start. Lee Johnson suggested 1 major project a year but to continue with minor improvements to the parks. There was discussion about Blarney Park, but Board decided to mull it over. Allen Nobles reported that the question he is asked the most is when the entrance columns will be improved. Bob Kauzlarich suggested putting planters on top of each column.

**Lighting at Shamrock South Park** – Trotman requested \$1,100.00 for additional lighting at Shamrock South Park.

Joe Zollner made a motion to authorize the \$1,100 and Lee Johnson seconded the motion; all were in favor and the motion was passed.

**Florida Neighborhood Conference** – Bob Ippolito announced to the Board members the upcoming conference hosted in Tallahassee on June 26-28, 2008 and that if any member wanted to attend, they needed to register beforehand. He also reported that he, Brad and Sue would be attending.

**Awarding of plaques to board members & others** – Bob Ippolito suggested that an executive committee review requests of board members for

plaques in recognition of an accomplishment of another board member or any other person they choose to recognize.

Lee Johnson made a motion to accept the suggestion and Joe Zollner seconded the motion; all were in favor and the motion was passed.

**New entrance into middle school @ Donnybrook & Centerville** – Trotman reported that the residents of the Donnybrook area are upset that the School Board is contemplating a 4 way intersection at Donnybrook and Centerville that will further add to the congestion already created by Roberts Elementary and asked for the Board’s opinion on how to respond to residents.

Joe Zollner made a motion to support the School Board with the intersection at Donnybrook and Allen Nobles seconded the motion; all were in favor and the motion was passed.

**John Longdon trees** - Trotman reported that John Longdon, a resident of Tory Sound Way, had dead trees in his yard as well as dead trees along the lake that belonged to KHA that needed to be removed. Trotman reported that if all trees were removed at the same time, the tree company would give a discount that would be shared by the resident and KHA. The cost would be about \$1,500.

**REPORTS: None**

**COMMENTS: None**

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

Respectfully submitted,

Brad Trotman  
Executive Director

Sue Barlow  
Administrative Assistant