

KILLEARN HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 5, 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	Pat Saffer	Jim Ashlock

Board members absent:

None

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Jason Brien
Cedrick Foster
Don Rexroad
Eris Wilson
Walt Jackson

APPROVE MINUTES:

Lee Johnson 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:

Billboard Status
Fisher Violations

TALLAHASSEE POLICE DEPARTMENT REPORT:

Delonna Hartley summarized the activity in Killearn Estates for the tie period April 6, 2009 to May 5, 2009.

There was general discussion regarding guidelines for shared roadways, number of bicyclists that can ride abreast (2), which way wheelchairs should ride, and whether tickets would be given out for parking on a shared roadway.

FINANCIAL REPORT:

Bill Sittig commented that the current system showing budget comparisons was easier to follow. Brad Trotman reported that KHA was below budget about \$13,000; that income for April 2009 was \$15,838.90, and that there were still 306 unpaid dues for 2009. Bill Sittig suggested that anyone that does not agree with office staff's explanation of the administrative costs for late dues should direct their objections to the Board.

Bob Ippolito reminded the Board Members of the process involved in the dues collection process: initial invoice out in December for 1/1 due date and a reminder notice 3/1 if unpaid with payment due by March 31 to avoid any administrative costs. Bob asked whether the Board wanted to change the process. No member suggested changing the process. Bob Ippolito will draft a script of the explanation to residents.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported the following: the repaving of Killarney Way had begun and was expecting a smooth process with very few complaints; landscaping was back in swing; and, that we were utilizing the attorney more for violations.

OLD BUSINESS:

Kinsail Ditch: Trotman reported that the Kinsail Ditch was at a standstill because of all the water still draining from Lake Tom John making it impossible to pour concrete for the ditch.

Pebble Creek Drainage: Trotman reported that the Pebble Creek project was still being worked out and that it would be a larger project than the Kinsail Ditch.

4049 Ardara Drive-Hole in Garage Roof: Trotman reported that the roof had been redecked, but not yet felted, and the work had stopped. Trotman reported that the attorney had sent a letter already but would have him send another notice.

Cameron Chase/Pheasant Ridge: Cameron Chase is collecting signatures to dissolve their HOA and reduce their dues to \$150.00 per year for the 135 properties. Pheasant Ridge currently pays \$350.00 a year in dues for the 35 homes and we'd offer them \$200.00 a year in proposed dues. The estimated additional maintenance cost to KHA would be approximately \$6,000 to \$7,000 per year that would be covered by the dues. Mike Rayboun stated that the incorporation into Killlearn Estates can be done.

Joe Zollner questioned if there were any potential long term issues with Pheasant Ridge and Bob Ippolito reminded the Board that both Cameron Chase and Pheasant

Ridge have public roadways, sidewalks, holding ponds that the City had accepted and would maintain. Joe Zollner also questioned whether maintenance of the lake was involved and Bob Ippolito responded no.

Earl Britt Property: Dr. Britt stated to the Magistrate of the Code Enforcement Board that his property didn't look any different than any other home in Killlearn Estates. The Magistrate disagreed and the City began fining him. As of May 5th, some work had been done on the house.

5048 Tallow Point Covenant Violations: Mediation was scheduled for the Fishers for the covenant violations on their property; if they don't show up KHA will get a judgment and then place a lien on the property.

Status of Billboard Ordinance: Bob Ippolito and Brad Trotman reported that they met with Commissioners Dailey and Sauls regarding strengthening the billboard ordinance. Commissioner Dailey asked that residents continue to email the Commission.

Bob Ippolito stated that he made a CD to take to the Commissioners showing the difference between various billboards that some of the commissioners might not be aware of, and a handout of the weaknesses in the ordinance that need strengthening.

Brad Trotman reported that the Court of Appeals will be hearing the Lamar suit in June.

NEW BUSINESS:

Fourth of July Event: Brad Trotman reported that he was having a hard time getting a permit for this year's fireworks. Since there is water in the lake this year, we will have to build a floating structure to carry the fireworks out into the middle of the lake. The Board discussed a permanent structure versus a temporary floating dock that could be reused in the future. The Board decided on a floating dock.

Joe Zollner made a motion to increase the Fourth of July budget to \$20,000 to allow funds to build the structure; Bob Kauzlarich seconded the motion. All were in favor and the motion was passed.

Rexroad Request to build on lot: Don Rexroad asked the Board for its support in his pursuit with the City to build on the lot he purchased from the City that has a non-building restriction on the deed. Copies of his correspondence with the City were distributed to the Board members. Bill Sittig asked why he'd want to build on a lot that floods. Pat Saffer noted that the contractor had stated it would have "minimal" flooding. Christine DeLand stated she saw no reason to disallow the restriction. Lee Johnson asked if the Rexroads were looking for moral support from the Board. Mr. Rexroad stated they would use our support to avoid litigation with the City. He also stated that the City would be "fault free" from any future flooding and that the agreement would pass with the land. Bob Ippolito suggested Mr. Rexroad submit a conceptual plan to the Architectural Control Committee for tentative approval of the building plans.

GUEST SPEAKERS: NONE

REPORTS: NONE

COMMENTS: NONE

There being no further business, the meeting of the Board was adjourned at 9:00 pm.

Respectfully submitted,

Brad Trotman
Executive Director

Sue Barlow
Administrative Assistant