

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

June 3, 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:

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|----------------|----------------|---------------|
| Bob Ippolito | Lee Johnson | Joe Zollner |
| Bob Kauzlarich | Jim Ashlock | Bill Sittig |
| Allen Nobles | Claude Thigpen | Roger Osborne |

Board members absent:

None

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Diana Oropallo John Reynolds Robert Cotsonas

GUEST SPEAKER ANNOUNCEMENT:

John Reynolds Robert Cotsonas

APPROVE MINUTES:

Bill Sittig made a motion to approve the May minutes; Joe Zollner seconded the motion. All were in favor and the motion was passed.

AGENDA MODIFICATIONS:

School Entrance on Donnybrook and Centerville
Maintenance of Yards

TALLAHASSEE POLICE DEPARTMENT REPORT:

Ryan Dunphy reported on the activity in Killearn for the period April 1, 2008 to June 2, 2008.

FINANCIAL REPORT:

Brad Trotman reported that at the present time, we had a balance of approximately \$257,000 with \$39,315 still owed in back dues. Trotman also reported that we have turned over the processing of 250+ liens to Anchors, Smith & Grimsley who will charge us \$100 contingency fee for each lien filed. KHA will pay for the mailing and lien filing fee that would come out of the \$50.00 late fee assessed. Trotman reported that KHA was over budget by \$28,000 for the year due to all the park improvements but stated that with the \$23,000 additional income from 2007 we would hope to meet our \$457,000 budget for 2008.

John Reynolds questioned the Board regarding the Profit & Loss Budget vs. Actual costs for grounds maintenance. Bob Ippolito and Brad Trotman stated that the budgets were split into categories, grounds, landscaping redesign, etc. to have a better sense of how the funds were spent.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported that KHA had hired James Arthmann, recommended by Roger Osborne, to help with the maintenance of the grounds at a rate of \$15.00 per hour and that he has helped out tremendously. Trotman also reported that the office is still working on dues collection, the website, and the Fourth of July event.

GUEST SPEAKERS:

Diana Oropallo helped present Joe Zollner with a plaque recognizing him for his dedication and leadership while sitting on the middle school rezoning committee. Joe Zollner then presented a plaque to Diana Oropallo, a Killlearn resident, for her dedication on the same committee. Neither realized that they were going to be the recipients.

Robert Cotsonas, a resident of the Gardens of Killlearn, reported that Frank Swain does a great job maintaining the grounds, but wondered who was responsible for the 6 foot patch around the holding pond at the Centerville entrance that never gets mowed. Bob Ippolito responded that it is the City's responsibility to mow the holding ponds and the area surrounding them. Roger Osborne suggested that we write to Gabe Menendez, Director of Public Works that they fulfill their contract. Bob Kauzlarich suggested that the Board ask that they appear at a board meeting. Claude Thigpen questioned the cost of doing it ourselves.

John Reynolds, a resident of Killlearn, also spoke of the weeds along Killarney Way and how the KHA could respond to those that don't take care of their yards. In particular, Mr. Reynolds pointed out the Killarney Way Pool and the weeds that grow that are not tended to. Mr. Reynolds also pointed out that he had attended a board meeting a year earlier with suggestions that other homeowners associations used to correct maintenance problems that he had handed out to the Board, but received no response. He handed the same report to KHA for copying each Board member.

Trotman responded to Mr. Reynolds that we send out cards from the City that seem to be working well as residents will respond more to a City demand rather than a KHA demand, and that KHA was trying to stay away from the additional expense of maintaining residents' lawns. He stated that Bahia grass grows quickly and will always be a problem.

The issue of the terrible condition of the home at 3057 Shamrock South at the corner of Belfast was discussed and what the homeowner's association could do legally. Roger Osborne stated that KHA has the power and authority to do maintenance under the covenants. Roger Osborne stated that we need to make our covenants consistent standard operating procedure. Jim Ashlock questioned how much we get back in liens and was reminded that eventually KHA would see the repayment when the house was sold, with interest and attorneys' fees. Bob Ippolito stated that, with or without legal fees, we must maintain our covenants and reminded everyone that the law changed making Homeowners' Associations bound by arbitration.

Bill Sittig suggested that Jennifer Winegardner attend one of our Board meetings so that each member gets to meet her.

OLD BUSINESS:

Kinsail ditch – Trotman reported that he is still in communication with the City and C&C as to its not being built to code and accepted.

(Bill Sittig left the meeting early due to a prior commitment)

McLaughlin & Centerville Entrance Signs – Trotman reported that the Canopy Roads Committee had given us approval and that we hoped to have the signs installed by the end of the month.

Lamar Advertising – Trotman reported that Lamar depositions were scheduled for Wednesday, June 4th and that we were moving to trial quickly.

Website Update – Sue Barlow reported on the progress made with the new website and having it up and running by the end of June.

Unpaid Dues – Trotman reported during Financials discussion that KHA still had 250+ outstanding dues for a total owed of \$39,315.

Superior Banking Services – Bob Ippolito requested that the Executive Committee members stay after the meeting to sign papers for check signatures. Bob Ippolito also reported that Superior would mail out dues notices December 1st of each year with a second mailing going out each March 1st for those remaining unpaid. On April 15th, a third notice would be sent out by the bank stating that the dues were late and properties would be liened. Superior would provide us with electronic copies of checks. Superior would set up 2 accounts a Sweep Account and an Operating Account. At the end of each day, a sweep of funds moving in or moving out of the operating account would be done so that there would always be a balance of \$20,000 in the operating account.

Rain Garden at Front Entrance – Brad Trotman reported several areas for rain gardens but narrowed it down to 3 sites – (1) the Killarney Way entrance, (2) the middle of the drainage ditch at Killarney Way Park, and (3) City discharge points. Trotman suggested that the best two to start with would be the Killarney Way entrance and the Killarney Way Park adding that it would improve the water quality in our lakes. However, Trotman had not worked out the cost yet, but would get the design and cost for the Board.

Fourth of July Event – Trotman reported that with the lake drying up that we probably wouldn't need a platform for the fireworks unless we had severe rain between now and then. Trotman met with Babette Barnes at the City and everything seems good to go.

Lighting at Shamrock South Park – Trotman met with Anthony from the City regarding the additional lighting at Shamrock South Park. Trotman stated that a water fountain had been installed, the ground graded, sod laid, etc., and reported that the ditch there would also make a nice rain garden spot.

Sidewalk on Shamrock North – Trotman stated that we would need a letter from the Board stating that the number of cars that travel warrants the sidewalk. Trotman reported that speeding in this section is a problem and that we should have TPD there with their radar.

NEW BUSINESS:

Survey & Easement for City – Regarding the Moyer property, Trotman reported that we needed a survey for the property south of the Moyer's and that the City needs an easement to direct the water. Allen Nobles stated that he would check on it for the Board.

Bridle Trail Improvements behind 4174 Chelmsford - Trotman reported that there is severe erosion in the bridle trail behind Jim Leonard's home on Chelmsford and that KHA might have to correct or address the City with it. Trotman stated that we could probably fill it with rock fill or broken concrete and that it might cost \$1,500. Trotman was also going to check with the City.

Lee Johnson made a motion to authorize up to \$1,500 to correct the bridle trail; Roger Osborne seconded the motion. All were in favor and the motion was passed.

City Pollution Violations – Roger Osborne reported that the City was leaving watered down excess concrete that was killing the grass along Killarney Way.

Gardens of Killearn Sign – Trotman reported that a couple of neighbors had complained of the sign that was taken down a year ago at Shamrock and Gardenview and to have it replaced would require getting an easement from the City to place a sign on the City's right of way.

Roger Osborne made a motion not to replace the sign; Allen Nobles seconded the motion. All were in favor and the motion was passed.

De-annexation – Trotman reported that he had had a couple of phone calls from residents regarding possible de-annexation that opened up a general discussion. Bob Ippolito recommended forming a committee to come up with the cost comparisons between the City and County and an initial investigation into the pros and cons. From the analysis, they can decide how to approach educating the residents of these pros and cons.

Joe Zollner made a motion to form a De-Annexation Evaluation Committee with Roger Osborne as Chairman, and Joe Zollner, Allen Nobles and Bob Kauzlarich as Committee members; Allen Nobles seconded the motion. All were in favor and the motion was passed.

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