

KILLEARN HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 14, 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	Bill Sittig	Jim Ashlock
Christine DeLand	Pat Saffer	

Board members absent:

Allen Nobles

Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Joan Kanan
Laurie Tomblin
Richard Yood

APPROVE MINUTES:

Lee Johnson made a motion to approve the June minutes and Pat Saffer seconded the motion; all were in favor and the motion was passed.

AGENDA MODIFICATIONS:

Tree Removal (Kauzlarich)
Billboard Update (Trotman)

TALLAHASSEE POLICE DEPARTMENT REPORT:

In Delonna Hartley's absence, Jim Ashlock summarized the activity in Killearn Estates for the time period June 2, 2009 to July 7, 2009.

Officer Hartley wanted to emphasize the importance of locking cars up and removing valuables as our auto burglaries had increased. Pat Saffer stated that 4-5 of the burglaries might have occurred in her neighborhood and would put the word out.

FINANCIAL REPORT:

Brad Trotman reported that as of June 30, 2009, our assets totaled \$511,240.17, that we were \$3,000 ahead on collections, and \$70,000 below 2008 expenditures. However, the checks from the 4th of July were still outstanding. Trotman stated that we still owed the attorney \$42,000 for the billboard enforcement and are paying them a flat monthly fee averaging \$5,000 a month.

Brad Trotman also recapped unpaid dues for the period 2007-2009 and reported the following:

For 2007, there were still 22 outstanding dues that would be foreclosed on as of January 1, 2010;

For 2008, there were still 38 outstanding dues totaling \$5,627.05 and that another demand letter would go out on July 15th.

For 2009, there are still 94 outstanding dues and another demand letter would be sent with a 45 day grace period to pay before liens are placed on the properties. He stated that 224 had already been collected by the attorney.

The total of the 3 years is \$21,098.90.

Christine Deland questioned the \$275,000 we had in Superior and whether it was all FDIC insured. Pat Saffer stated that the \$250,000 maximum insured was for 2009 only and that we should keep our eye on it.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported that our 4th of July event was a success and took 10 days to prepare everything. He stated that eventually we would need a storage shed/yard to accommodate the equipment. Trotman also reported having trouble with the rented generators and that we needed additional ones. In January 2010, Trotman wants to propose running lights, power, and water to Shannon Lakes Park. Trotman stated that maybe next year we have more police both from TPD and the Sheriff's Department.

Bob Ippolito suggested forming a committee next year for the 4th of July event so all the work doesn't fall on staff.

OLD BUSINESS:

Killearn vs Culbreth: Trotman reported that Mr. Culbreth turned in his request to the ACC for his roof, but that it was moving along slowly.

Killearn vs. Fisher-5048 Tallow Point Covenant Violations: Trotman reported that the case was going before a judge for 15 minutes on October 30th since the Fishers didn't show up for mediation. Bill Sittig suggested a possible second mediation before October 30th.

Billboards: Trotman updated the board on the billboard issue and stated that he was waiting on DCA for an answer. He also reported some progress in that the County adopted the staff recommendations which strengthened the ordinance and that they had met with Mark Mustian with the City on strengthening theirs.

NEW BUSINESS:

3061 Fermanagh Drive: Trotman reported that Moss Creek Homes had not completed the home on Fermanagh and had filed for bankruptcy. The neighbors on Fermanagh have been complaining about the weeds and construction materials on the property. Trotman stated he could have it cleaned up for no more than \$200 and then file a lien against the property in hopes of recovering the cost. Bob Kauzlarich voiced his opposition for going on the property to clean it up.

Playground Equipment for Bayshore Park: Trotman reported that a resident had requested a swingset for the Bayshore Park and that a 2 seater swingset would cost no more than \$1,000.

Bill Sittig made a motion to approve a 2 seater swingset and Christine Deland seconded the motion. All but 2 were in favor and the motion was passed.

Pheasant Ridge/Cameron Chase Board Resolution: Trotman reported that he had met with members from both associations and that he wanted to wait on Pheasant Ridge until he had Cameron Chase documents in hand with attorney's recommendation to have changes and improvements to document including fining capabilities and annual dues incremental increases. He then reported that the KHA Board would vote and then go to Pheasant Ridge with their documents. Pheasant Ridges' dues are currently \$350.00 a year. Bill Sittig suggested getting 2 months of their bank statements to look through their expenses. The attorneys want to develop stronger documents for Pheasant Ridge and Cameron Chase and then incorporate all units of Killearn Estates.

Motorhomes: Trotman suggested to the Board that we send demand letters to all homeowners with motorhomes parked on the property that are in violation of the covenants. He stated that standards already exist in the covenants for the hiding of motorhomes and that the ACC can set standards for the screening of them. Bill Sittig suggested educating the residents of the covenants in the Kloverleaf before sending out any demand letters.

Bike Paths on Centerville Road: Christine DeLand reported that the 1 ½ mile of bike paths along Centerville Road were overgrown and needed to be cleaned up. After general discussion, Trotman reported that he would have the undergrowth thinned out and cleaned up and use as a project for keeping it up once a month.

Tree Removal: Bob Kauzlarich reported driving by a recently purchased home and the owners removing numerous trees in the front and back yards. He questioned what control KHA had over property owners removing trees without permission. Brad Trotman reported that he had inspected the distance from the home these trees were and that if trees are within 5 feet of the driveway or 10 feet of the home, they can be removed without approval. Bob Kauzlarich suggested putting an article in the Kloverleaf regarding the tree removal process.

GUEST SPEAKERS: **Joan Kanan** first thanked the Board for the 4th of July event. Ms. Kanan stated that she lives next to the canal and voiced her concerns about the trash on the little lake.

Ms. Kanan also voiced her concerns regarding the James Hughes property; Trotman reported that it had been turned over to the City.

Another concern of Ms. Kanan's was the home on Bayshore that burned and is still under construction. Trotman told Ms. Kanan that he would contact the owner to see when it would be completed.

Ms. Kanan asked about trees from HOA properties touching her home. Brad Trotman stated that the branches touching her home of any tree within 5 feet of the house can be trimmed by the property owner.

REPORTS:

Bob Ippolito updated the Board on the conference call held by a few board members, Lisa Miller and an insurance company with regard to providing information to our residents. He stated that KHA wouldn't recommend any, but tell them what companies are available to them.

COMMENTS:

Joe Zollner questioned the markings for the shared roadways with bikes. Jim Ashlock suggested giving kudos to the City for the paving of Killarney Way in the Kloverleaf.

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