

**KILLEARN HOMES ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
August 4, 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	Allen Nobles
Christine DeLand	Pat Saffer	

**Board members absent:**

Jim Ashlock

**Staff in attendance:**

Brad Trotman, Executive Director  
Sue Barlow, Executive Assistant

**Guests in attendance:**

Jim Leonard

**APPROVE MINUTES:**

Pat Saffer made a motion to approve the July minutes and Joe Zollner seconded the motion; all were in favor and the motion was passed.

**AGENDA MODIFICATIONS:**

Efficient Meetings (Saffer)

**TALLAHASSEE POLICE DEPARTMENT REPORT:**

Delonna Hartley summarized the activity in Killearn Estates for the time period July 6, 2009 to August 3, 2009 and reported that 2 kids had been arrested for auto burglaries. Officer Hartley once again stated the importance of locking cars up and taking valuables out as the majority of burglaries occur with unlocked cars.

**FINANCIAL REPORT:**

Brad Trotman reported that as of July 31, 2009, our total income was \$406,444.26 and that we were a little ahead of July 2008. Bob Ippolito asked if we were still

sending \$5,000 monthly to the attorney and Trotman reported that we were and that we were still within the budget.

## **EXECUTIVE DIRECTORS REPORT:**

Brad Trotman reported that we had cleaned up the front yard of 3061 Fermanagh Drive and that we might need to do it again because of all the rain.

## **OLD BUSINESS:**

**Killearn vs Culbreth:** Trotman reported that the ACC had approved Mr. Culbreth's request to repair his roof and gave him 45 days from approval to complete the repairs.

**Killearn vs. Fisher-5048 Tallow Point Covenant Violations:** Trotman reported that we have had no response from the Fishers and that we were waiting on the courts.

## **NEW BUSINESS:**

**Equipment enclosure behind office:** Trotman reported that he had two quotes for fencing around equipment kept in area behind the KHA office. The quotes from Florida Fence & Deck and B&T Fencing were \$3,355.00 and \$3,425.00 respectively, but that he would get a third quote. There was general discussion regarding size and whether it could be expanded in for future needs.

**Emergency Management Plan:** Trotman reported that he attended a meeting with Leon County Emergency Management and discussed ways Killearn could prepare for any disaster, such as hurricanes or flooding from tropical storms. He also reported that CONA is active in the disaster preparedness issue and that he would continue to bring suggestions and recommendations to the Board for future discussion.

Bill Sittig suggested that the HOA be a central location for information to our homeowners. Pat Saffer suggested that having block captains might be an option.

**Water Quality Testing:** Trotman reported that DEP had ordered a lake conditioning test, an expensive test out of their budget, to check for toxins in our lakes. DEP reported that due to the snails, they found no aquatic vegetation needed to clean the water. Trotman reported that we had one more round of testing to do and that we were still on budget.

**Efficient Meetings:** Pat Saffer suggested ways the KHA Board could have more efficient meetings such as emailing the minutes from prior meeting, financial reports, and the agenda out a few days prior to the Board meeting so the members had more

time to read and prepare comments/questions before the meeting. Trotman and Barlow agreed to have the information to the Board members by the Friday before the meeting but no later than Monday, the day before the meeting, if for any reason they are unable to get it out on Friday.

**GUEST SPEAKERS:**

NONE

**REPORTS:**

NONE

**COMMENTS:**

Pat Saffer suggested that when preparing covenants for Cameron Chase and/or Pheasant Ridge, we take all variables we'd consider into account so that we'd have stronger enforcement of the covenants, including fining capabilities.

Tara Boyter stated that the City had cut down in the Donnybrook/Ballygar area a large tree, but left the ugly stump. Trotman told Ms. Boyter that KHA would have the stump removed.

There being no further business, the meeting of the Board was adjourned at 8:00 pm.

Respectfully submitted,

Brad Trotman  
Executive Director

Sue Barlow  
Executive Assistant