

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

September 9, 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
Allen Nobles	Jim Ashlock	Bill Sittig

Board members absent:

Bob Kauzlarich	Claude Thigpen
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Staff in attendance:

Brad Trotman, Executive Director
Sue Barlow, Administrative Assistant

Guests in attendance:

Jo-Ann Walker	Dennis Faust	Pat Curtis
Joan Kanan	Jim Leonard	Jason Brien
Jason Garcia	Sean Desmond	Jennifer Winegardner

GUEST SPEAKER ANNOUNCEMENT:

Sean Desmond introduced himself to the Board and guests in attendance as a candidate for Leon County Judge.

Jennifer Winegardner introduced herself to the Board and guests in attendance and updated the Board on the Lamar suit.

APPROVE MINUTES:

Jim Ashlock made a motion to approve the August minutes; Bill Sittig seconded the motion. All were in favor and the motion was passed.

AGENDA MODIFICATIONS:

Flooding
KHA stormwater
Lee Johnson to add comments at end of meeting

TALLAHASSEE POLICE DEPARTMENT REPORT:

Ryan Dunphy reported on Killearn Estates activity for the period of July 8th to September 8th, 2008.

FINANCIAL REPORT:

Bob Ippolito reported that our budget has been thrown off this year due to legal fees, but that the Judge in the Lamar suit ruled to keep in the second count for attorney's fees. He also reported that our cash flow is still positive but there is the possibility of accessing reserve funds later in the year. Brad Trotman reported that our dues are down about \$5,000 from this time last year, but that the attorney handling our collection of dues has resolved 12-15 a week at no cost to KHA as he is charging \$100.00 per property to the property owner.

EXECUTIVE DIRECTORS REPORT:

Brad Trotman reported on the various problems we encountered due to the massive amount of rain that fell in Tallahassee. He reported that although our drainage basin was receding, it was very slow. He reported that areas of major concern from the rain were 2 homes that flooded for the second time near Delvin Ponds; one lady was moving out and the other homeowner was not aware of the earlier flooding.

GUEST SPEAKERS:

Pat Curtis introduced herself as a Bayshore homeowner for the last 10 years and brought photos of the flooding in her neighborhood from the recent rains. Joan Hagan questioned who was responsible for the lakes, the KHA or the City of Tallahassee. Ms. Hagan stated that her neighbor claimed that the Homes Association took it over from the City about 5 years ago. Bob Ippolito did not recall that issue. There was general discussion regarding the lakes and what the City had done in the past to correct/alleviate flooding problems. Bob Ippolito stated that letters written to City Commissioners, the Mayor, Public Works, all come back with the response that it is not the City's problem.

A couple of the residents in attendance questioned the City's lack of response and what we were actually getting from the City. One resident stated that Tallahassee's utility rates were 82% more than Gulf Power. Bob Ippolito reported that the Board had formed a committee to look at the pros and cons of de-annexation from the City, (i.e. surcharge on electricity, sewage, and water if the County uses city utilities). He also reported that the County didn't seem too thrilled about taking on the infrastructure, lakes, etc. Bob Ippolito welcomed anyone to the committee. Allen Nobles stated that the Committee has gathered many facts and, when all of the information is compiled, we will have a professional write up the report. Brad Trotman reported that Killearn's property base is \$4,000,000 a year in taxes and that FSU was going to do something soon regarding the City. The bottom line, stated Bob

Ippolito, was that once we have the analysis completed, it takes 15% of the residents to put it on the ballot and 51% of the residents to approve it.

Jason Garcia, a resident on Foley Drive, has a terrible frog problem from the recent rains and the holding pond behind the KHA office. He called the City who responded quickly, but wanted to know if KHA was going to keep up the pond once it was drained and/or if KHA would fix the problem if the City doesn't. Bob Ippolito suggested that Brad call John Buss at the City.

Bill Sittig made a motion to authorize up to \$2,500 to pump water out of pond behind Mr. Garcia's home if the City doesn't; Allen Nobles seconded the motion. All were in favor and the motion was passed.

OLD BUSINESS:

Lamar Advertising Sign @ Movie Gallery – Jennifer Winegardner reported that there was a pre-trial hearing on September 10th before Judge Cooper and that more scheduling would be known then. A Motion for Summary Judgment is pending and if we prevail, it would be before trial starts. She also reported that Lamar filed a cross Motion for Summary Judgment based on the validity of the covenants.

Election of Board Members – Bob Ippolito reported that there were 4 vacancies on the Board and that we had 11 candidates from which the Nominating Committee would choose 8 at their meeting on September 10th, 2008 and put on the ballot in a random order. The election will be held in October; the term is for 3 years.

Budget Overrun – Bob Ippolito reported that we were over our budget due to attorney's fees. However, the attorneys only want us to pay 50% until the outcome although we have only paid 25%. We may have to draw from reserve.

NEW BUSINESS:

Kinsail Ditch – Brad Trotman reported on a phone call he received from Assistant City Attorney Linda Hudson who stated that the City was not going to repair the Kinsail Ditch. Trotman stated that we've requested an official reason from the City for their decision. Joe Zollner questioned why the City had repaired the pipes in the past but now won't take responsibility for the problems.

Federal Mileage Rate – Lee Johnson stated that Brad Trotman receives a flat mileage rate monthly that is shorting him based on the Federal rate of \$0.585 and that he should keep a daily log and be reimbursed based on the federal rate.

Bill Sittig made a motion to switch Brad from flat rate to rate per mile starting October 1st; Joe Zollner seconded the motion. All were in favor and the motion was passed.

Bicycle Rack for Shamrock South Park – Lee Johnson requested \$600.00 for installation of a bicycle rack with concrete pad at Shamrock South Park.

Bill Sittig made a motion for \$700.00 for the bike rack; Joe Zollner seconded the motion. All were in favor and the motion was passed.

Tree Harbor Water/Flooding – Reported under Guest Speakers

REPORTS: None

COMMENTS: Lee Johnson reported that Bill Sittig & Bob Kauzlarich each donated \$100.00 for new bikes and that Lee had purchased 4 bikes and gave balance of the funds to Cathy Wacksman.

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