

Killearn Homes Association
BOARD OF DIRECTORS MEETING MINUTES

Date: March 5, 2019

Time: 6:30 p.m.

Location: Killearn Homes Association Boardroom

Directors Present: David Ferguson, President Gloria Arias, Vice President
Charles Faircloth, Secretary Phil Inglese, Treasurer
Bill Schack, Director Steven Grimes, Director
John Paul Bailey, Director Mike Flemming, Director
Will Messer, Director

Directors Absent: None

Staff Present: Diane Allewelt, Interim Association Manager
Dennis Alexander, Field Operations Manager

Guests Present: Members from 22 properties were present. Attendance sheet is on record.

Call To Order

President, David Ferguson called the meeting to order at 6:30 p.m.

Quorum

A Quorum of the Board was met, with 9 out of 9 Board members being present.

Adoption of Minutes

A motion was made by Treasurer Inglese and seconded by Vice President Arias and carried by the Board to approve the minutes with minor changes from the February 5, 2019 Board meeting.

Agenda Modification

President Ferguson requested one addition to new business and was approved by the Board: d) Personnel Staffing

Member Comments

Member Charlie Stampelos requested that guest speakers address the Board after their appropriate subject of new business. However, the following guests provided additional comments and questions beyond those items:

Member and President of Sub Association The Greens of Killearn, Herb Harmon expressed appreciation for the Board's diligence with the execution of the Settlement Agreement between KHA and Palmetto Club Properties in 2017 preserving Killearn Estates as a golf course community. This agreement prevents the 18 holes that remain part of KCC from being redeveloped into residential lots for fifty years, insures a 4 million dollar investment for the redevelopment of the golf course and clubhouse, provides KHA with ACC control, and maintains maintenance requirements of the entire course, including a conservation easement for holes 1-6, along with covenant rights for the new residential areas.

Member Jeff Bryan expressed concern over a member’s son who was camping in the greenspace between the cul-de-sac of Stratfordshire Court and Lake Kanturk on Association property, which is prohibited. A concerned member phoned Association Manager Allewelt on Friday, March 1st. Allewelt contacted authorities, had the camping gear removed and placed near the road. The Board showed appreciation to Bryan for his awareness.

Member Laurie Davis conveyed to the Board that her animals do not appreciate the fireworks at the annual KHA event and asked about the “Fire Island” expenditure. Last year the event was cancelled due to water level conditions of Lake Killarney, and clarification was presented that the general feeling was that the event is desirable based on positive feedback received from members after the event, along with extreme disappointment of the cancellation last year. In 2017 there were approximately 4,000 people in attendance. Consideration for the expenditure provides a permanent amenity to Shannon Lakes Park for recreational activities.

Police Crime Report:

Officer Melissa Rios was welcomed by the Board as the newly appointed neighborhood resource officer. Rios reviewed the procedure for reporting a crime to the membership. Rios asked that members remove all firearms from their vehicles. Rios reviewed three months of crime in the association, which provided a detail of 143 traffic stops in the neighborhood.

Association Manager Report

Profit and Loss attached thru February 28, 2018, with expenses totaling \$71,479.73 for 2019.

RESERVES:	MARCH	FEBRUARY	JANUARY
Emergency and Operating Reserves CDs (2) Total*	\$242,105.20	\$242,105.20	\$242,105.20
CIP Reserve Money Market	\$154,019.06	\$153,921.01	\$153,823.03
RESERVES TOTAL	\$396,124.26	\$396,026.21	\$395,928.23
OPERATING CASH:			
Master	\$221,756.63	\$330,837.81	\$ 43,592.68
Money Market Overflow	\$ 79,912.67	\$ 79,861.80	\$ 79,808.50
Money Market Cash Sweep	\$138,874.51	-0-	-0-
TOTAL CASH	\$440,543.81	\$410,699.61	\$123,401.18

*Note: (1) CD renewed on 12/26/18 at 2.2%; the other will renew at same rate on 6/21/19
 Also note balances over \$250k will adjust when cash sweep report is received later this week.

A total of 2019 dues was provided at approximately 70% - we have already received \$382k.

Crime stats provided 68 incidents reported by TPD in February (not including Community Policing/Misc Service Calls)

Association Manager Report (continued):

A new parks inspection report has been prepared for monthly review of equipment and grounds for all 11 parks and playgrounds. As of March, these inspections will be performed by the Association Manager and provided to the Maintenance Chair for discussion on any necessary repairs.

The Nominations Committee met on February 28th and discussed the upcoming election in detail. The new deadline to apply is June 14th. Attached to this report is the timeline for 2019.

Compliance Coordinator and Association Manager met with Tallahassee Police Department and City of Tallahassee Code Enforcement during the week of February 11th to build cohesiveness and to work together to resolve how vacant homes are identified and monitored. KHA doesn't have a current policy, but we wanted to open the discussion on how we can work together with our City's resources to maintain safety and compliance in our Community.

An invitation was sent to the 22 homeowners that live on the Northern Lobe of Lake Kanturk in Killlearn Acres to join our Lakes Committee for an informational meeting about our lakes management plans on February 13th. One homeowner attended this meeting and will help with signatures on behalf of KHA. A letter and copy of individualized agreements were mailed to each homeowner on 2/27.

Hurricane Michael cleanup efforts almost complete, with just some work on bridle trails remaining with cleanup totaling \$23,186.61 to date.

(14) Home Sales in February 2019, posted on website under Reports:

Closing	Address	SQF	BDR	BTHS	Sales Price	DOM	Price PSF
2/28/2019	2397 Merrigan Place	1296	2	3	\$135,000	38	\$104.17
2/27/2019	2399 Merrigan Place	1296	2	3	\$139,000	68	\$107.25
2/27/2019	2401 Merrigan Place	1296	2	3	\$139,000	15	\$107.25
2/8/2019	2991 Bayshore Drive	1269	3	2	\$182,000	7	\$143.42
2/19/2019	4624 Inisheer Drive	2005	3	2	\$230,750	203	\$115.09
2/8/2019	3024 Shamrock South	2316	3	3	\$247,500	60	\$106.87
2/28/2019	2932 Springfield Drive	2338	4	2	\$275,000	113	\$117.62
2/1/2019	3141 N Shannon Lakes Drive	2060	3	2	\$280,000	140	\$135.92
2/8/2019	3143 Ferns Glen Drive	2706	4	3	\$305,000	25	\$112.71
2/1/2019	3556 Stowe Trace	2173	3	3	\$305,000	10	\$140.36
2/1/2019	3021 Shamrock South	2874	5	4	\$339,700	75	\$118.20
2/19/2019	2672 Bantry Bay Drive	2415	4	3	\$350,000	39	\$144.93
2/28/2019	3249 Heather Hill Lane	2400	4	2	\$365,000	18	\$152.08
2/15/2019	3038 Obrien Drive	2632	4	2	\$445,000	21	\$169.07
	FEBRUARY HOME SALE AVERAGES:	2,077 SF			\$266,996	59 Days	\$126.78

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Association Manager Report (continued)

The ACC processed 41 applications as of February 28, 2018 (41 approved, 0 declined, 0 pending)

Current violations in process: 132

Total 2019 Fines Processed:
Total \$3900
Collected \$1700

The ACC processed 50 applications as of January 31, 2018 (48 approved, 0 declined, 2 pending)

Current violations in process: 90

Total 2019 Fines Processed:
Total \$3800
Collected \$300.00

Old Business

None

New Business

Appointment of Elections and Nominations Committee:

A motion was made by Director Bailey, and seconded by Vice President Arias and carried by the Board, to appoint the members provided to the Board both to the Elections Committee and the Nominations Committee.

Proposed Northeast Gateway – Welaunee Boulevard Extension – Email Blast to the Community: Blueprint Intergovernmental Agency’s proposed project for the Northeast Gateway currently has a connection directly to Shamrock Street. Welaunee Boulevard is designed to relive traffic away from canopy roads, Thomasville Road and eventually Mahan Drive. The Board urged that members contact the City Commission and to appear at the meeting on Monday, February 11th at Holy Comforter Church at 5:30pm. To protect the integrity of our community, the Board prefers to support Phase II of the project which will connect to Roberts Road.

A motion was made by Director Faircloth, and seconded by Vice President Arias and carried by the Board, that Killlearn Homes Association opposes Phase I of the plan that includes connecting the Boulevard directly into Shamrock Street at Centerville Road, but supports Phase II completion that will connect to Roberts Road, in its present form as illustrated on <https://negateway.net/project-information-2/>.

New Business (continued)

Sale of Killearn Property:

Three unsolicited offers were made as a result of information provided in an article in Tallahassee Reports. Clarification that the Board has not discussed the sale of any property, no dialogue has occurred to investigate the possibility, nor any commitments were made. The sale of this land could delay a dues increase and provide funds in the future for capital improvements. The purchase of the land located at 3575 Tallahassee Drive was made in 2010 by the Association to avoid an undesirable use for the property as it was adjacent to the original entrance. 3565 Thomasville Drive is a closed basin and provides a buffer to the homes on Monaghan Drive. Brian Moody, a Unit 1 resident requested that the record show that he was opposed to the sale of any land owned by the Association.

A motion was made by Director Faircloth, and seconded by Vice President Arias and denied by the Board, to obtain an appraisal for the two lots located on the north side of the main entrance to obtain the value of this asset.

Executive Committee:

The Executive Committee was formed in 2015 to provide guidance and support to the Association Manager. The Board established that the Executive Committee makes no decisions, but merely provides direction to the Association Manager. According to Policy 13 adopted by the Board on 2-4-15:

“The Executive Committee is composed of the KHA President, Vice President, Treasurer and Secretary. In conjunction with the President the Executive Committee supervises the Association Manager. Also, the Executive Committee in conjunction with the President will perform periodic evaluations of the Association Manager with an annual Evaluation provided to the KHA Board for approval. The Executive Committee will meet with the Association Manager on a mid-month basis to discuss issues and provide direction. The Association Manager in conjunction with the Executive Committee will present policy and other issues to the Board for approval. The Executive Committee upon the vacancy of the Association Manager will advertise and recommend a replacement to the Board for approval. The Executive Committee may recommend the termination of the Association Manager for non-performance or irregularities to the Killearn Homes Association’s Board of Directors.”

A motion was made by Director Messer, and seconded by Director Flemming and denied by the Board, to disband the Executive Committee and designate it as a public workshop to discuss any open issues in lieu of the regular EC meetings, held at the same schedule.

Reports:

Waived to allow for more public comments, Maintenance Committee Report attached.

Director Steve Grimes requested to be removed from his position on the Board of Directors effective immediately. Director Grimes made note of how surprised he was as to how many issues were attended to by the KHA Board and that he was impressed with the careful decisions made. He made note that the members of Killearn Homes Association are well served by the Board. Appreciation from President Ferguson was given to Director Grimes for his service.

Adjournment

With no further business to discuss, President David Ferguson adjourned the meeting at 8:52 pm with a motion from Director Faircloth and seconded by Director Bailey.