

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
March 10, 2009
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Trish Schilling, Diana Rawle, Howard Wallenstein, Kim Allerton
Committee Member: Mike O'Connor
Recording Secretary: Lynne Sopchak
May Management: Patti Brown

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:05 pm.

MINUTES:

Hal motions to approve the minutes from February 3, 2009. There is a second and they are approved.

FINANCIAL REPORT:

Diana moves to approve 2008 year end financials. Motion seconded and approved. She reports a favorable variance of \$14,000 for the year, after an increase to the bad debt reserve at year end. In January, there is a \$2,000 positive variance for the month. She reports that \$1,500 was spent to repair the community pool drain to comply with a new Florida statute.

The budgeted accrual for bad debt expense for the year will be accrued evenly throughout the year in 2009. The CD that matured on March 8 was rolled into a 12 month CD at a rate of 2.4%. She confirms to the board that the HOA's funds have been spread to multiple banks sufficient to ensure that all balances remain below the FDIC insurance limit and fully covered.

PRESIDENTS REPORT:

Hal reports that the Security Committee has met with St. Johns County Sheriff's office community affairs officer. Sawmill Lakes will receive assistance with speed limit enforcement and proper stops at stop signs.

Hal inquires about the project status of documenting past board's covenant decisions. Diana responds that it is 50 % complete.

Hal inquires about minutes from the Operational Meeting held briefly after the annual meeting. The group will check on them and bring them up for approval at the next meeting.

Hal met with Kathy Fugate from May Management. He informs her that the Board is disappointed with the 2008 accounting support; They discussed late fees on past due accounts, rewriting the homeowner notice letters to lessen the offensiveness of the language, and he would like to use the landscape company to manage the grounds of homes in foreclosure.

MANAGERS REPORT:

Following investigation into a homeowner's complaint of a dead tree threatening their home, it is decided that Tree Masters will assess the tree and write a recommendation. If the recommendation is not for removal of the tree, but for heavy pruning, the Board will approve that pruning.

The Video Surveillance signs for the Clubhouse and Dumpster area are ready and will be installed by the Handyman. Diana will meet with the Handyman to determine proper placement.

Flyers were delivered to every Homeowner clarifying the proper use of the community's Conservation areas.

Patti inquired if she should hire another company to power wash; the Handyman has not been able to finish the work. The Board responds that no additional hiring is necessary and that the Handyman should be able to work it into his schedule.

Patti submits an estimate from Leeman Enterprises to remove the asphalt under the dumpster at the Cabana. This was put on hold pending possible removal of the dumpster. Patti updated the board on a homeowner who has painted their vinyl fence in an effort to comply with ARC guidelines. The Board says the Enforcement committee needs to address this issue with the Homeowner; however the BOD recommends that no additional fines should be levied due to their effort to comply.

UNFINISHED BUSINESS:

Entrance Sign-Delivery due in April.

Conservation Signage – Kim will obtain quote for the production and placement of signs within the conservation areas. Once obtained, the board will decide whether or not to proceed.

Entrance Lighting - Board will send May Management the estimate for replacing lighting at the main entrance. Two estimates received. The lower estimate is from T&M's electric. The Board approves moving forward with this work.

Distressed Properties – Howard will continue to identify these properties. Patti indicates that the HOA can benefit from a reduced fee for yard maintenance of the properties if several properties can be identified and scheduled on the same dates. Discussed getting basic yard cleanup for selected homes in place by Spring.

NEW BUSINESS:

Storage Units - A homeowner has inquired whether the Board would approve free standing storage units on properties. Based on ARC committee review and recommendation, the Board will not request a change to the covenants to permit these units.

Memorial Plaque – The bronzing of the memorial plaque for Bill Muir has become inappropriately costly. Alternatives for the bronze plate will be considered and estimates obtained.

Recycling and Yard Waste-Hal proposes the following clarification to the community covenants .

“Yard debris not able to be bagged or placed in containers, i.e. large branches and appropriate tree pruning may be left at the curb 48 hours prior to scheduled pick up. The debris must not interfere with use of sidewalks or vehicle traffic. No debris is allowed at the curb Monday – Friday. The board agreed with this clarification.

Late Fees-Hal made a motion that late fees begin being assessed on HO dues effective July 1, 2009. A late charge of \$25 will be posted to the account on the 15th of the month if the entire balance due is received more than 15 days from the invoice due date. This action is supported by the current covenants. Hal recommends that this change be clearly stated in the next newsletter and on the invoice to homeowners. The motion is seconded and approved.

Security- Mike O’Connor delivered the report for Jeff Lahiff. Deputy Bryan will begin to attend the HO meetings to address community concerns. A monthly call report will be provided to the board. A traffic study will be conducted to determine problem areas within the community. It is agreed that Tom Harding can forward urgent messages to the community via email from the Sherriff’s office without waiting for board approval. Jeff will notify Tom.

COMMITTEE REPORTS:

1. ARC: March 4th minutes have been submitted to the board.
2. COMMUNITY AFFAIRS: Submitted by Angela Diaz
 - 1) Sawgrass Village is planning renovations on a large scale including the redesign of buildings with a height of at least 70 feet! I'm forwarding the article and notice from the Coalition for your review.
 - 2) For the Nocatee and HyDry Parcel: NOTICE OF PUBLIC HEARING: Notice is hereby given that this application has been filed with the Planning Division of St. Johns County. At this time, the application has been set for the Planning and Zoning Agency on Thursday, March 19, 2009 at 1:30 p.m. You may review the material in the Planning Division, located in the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida.
 - 3) North Roscoe is scheduled to be closed on 17/18 March for repaving.
 - 4) Sunshine Law: Board....the Coalition has asked for feedback from Associations regarding the ARC and Sunshine Laws.
 - 5) The new Fish Camp restaurant on Roscoe has been granted a beer and wine license.
 - 6) Palm Valley Community Association is looking for people to serve on their board.
 - 7) The North Florida Land Trust is attempting to acquire the Oar House restaurant and convert it to a North Access to the Guana, among other things. A fund raising campaign is being planned....help is always needed for activities on this organization and service hours are available for students. Visit the Calendar on their web site for activities of interest and you can contact me for volunteer opportunities.
www.northfloridalandtrust.org. Also, a big event is being planned in October, Painting the Region, where artists will be invited to paint and the wet paintings will be available for purchase....volunteers are needed.

3. Communications – No report
4. Community Affairs – April 18th will be the date of the community garage sale and March 28th is the Community Easter Egg Hunt.
5. Enforcement – No report
6. OM&W – No report
7. Landscaping - No report
8. Safety and Security – Report presented in new business.

OPEN FORUM

A homeowner appeared before the Board to discuss the already completed extension of the concrete pad in her driveway. The extension was installed after they bought the house, to replace pavers that had become problematic. They did not realize they needed ARC approval. She is requesting a waiver to allow it to remain and in return, they are proposing to remove 1 foot of the pad and landscape around the pad to soften the look. The Board decided that it needs more information from the ARC minutes and requests some time to review the request.

Max Sturdivant from Fitness Pursuits joins the meeting to discuss his community fitness business. After presentation, Kim requests that a sample of the survey they will use for the community is emailed for review, and references supplied.

Homeowners from 712 and 708 Lakestone Circle appear before the Board to complain that the lake behind their homes is not being managed, the water is stagnant and the weeds are choking the waters edge. They also complain that weeds from the common area sidewalk are infiltrating their yards and request assistance. Hal indicates that both issues will be addressed. May Management to follow up on both issues.

Meeting was adjourned at 8:35pm.

ACTION ITEMS:

Lynne will continue to work on Board Covenant review project.

Diana will meet with the Handyman for the proper placement of surveillance signs.

BOD, Patti and Tobe to research other Homeowners who may have installed concrete pads in excess of the guidelines.

Patti will speak with R&D regarding the lake and grass surrounding 712 and 708 Lakestone Circle.

Howard will provide Kim with information for memorial brick vendors for Bill Muir's plaque.

Kim will obtain a quote for conservation signage.

Patti will provide Howard with a list of empty or abandoned homes for his inspections.