

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
October 14, 2008  
AT SAWMILL LAKES CLUBHOUSE  
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Kim Allen, Diana Rawle  
Committee Member: Mike O'Connor  
Recording Secretary: Lynne Sopchak  
May Management: Patti Brown  
Absent: Rick Cantwell, Tom Murta

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:13pm.

SEPTEMBER 9, 2008 MINUTES: The Board unanimously approved the minutes from the September 9, 2008 Meeting.

FINANCIAL REPORT: No Questions on the September financials. Diana reports that there was no significant variance for the month, no significant items posted during the month.

YTD the variance is favorable, pending minor adjustments. The end of September will reflect; Handyman expenses, Palm Tree Trimming, Directory Advertisement Revenue and high collection fees.

Several items need to be reclassified from Operating Expenses to Reserves.

Budget preparation for 2009 to begin in October. May Management will propose a budget and Diana will review it and make recommended updates.

Hal recommends the Board have a workshop to review and make recommended changes before the November 11 Board meeting.

Motion to approve the financials is made and seconded. September financials approved unanimously.

Diana reports that the Bad Debt Collection ratio is double the rate of past years.

Hal asks for support in terminating any future fees and fines on property 12030 that is in foreclosure, as additional lien costs were incurred recently and collection appears improbable. Board agreed unanimously. May management to ensure these wishes are maintained.

Diana recommends participation in CDARs Account Registry service for the protection of assets over the \$100,000 FDIC insurance cap. The Sawmill Lakes maturing CD's can remain with Colonial, while being listed with this protection service. Diana and Hal to follow up and review CD

ARs.

It is decided to charge the paving of the South entrance to be a Reserve Fund item, versus an operating expense, approximate cost \$12,000. This will be reflected on Reserve Analysis Draft.

### PRESIDENTS REPORT:

Special thanks from the Board to Patti Gustafson for the third edition of the newsletter and to Laura Morey for the coordination of the Community Garage Sale.

The Board and the ARC Committee expresses their sympathy to Josiah Andrews and his family.

The Canal Authority has submitted the Third Quarter Financials. 2009 Budget is due in early November.

Letters have been sent to community about vacancies on the board and requesting candidates.

Enforcement Item: relating to a requested review of a Homeowners letter/petition, the Board supports the finding of the Enforcement Committee, that no permanent basketball posts can be left in cul de sacs.

Hal inquires about responses from potential Volunteers; Kim responds that few people have answered the call for volunteers.

Hal inquires about the South Entrance sign; Kim reports that it has been installed, and the new front entrance sign has been ordered.

Hal requests that routine maintenance of the new signs be added to the May Management Maintenance Calendar.

### MANAGER REPORT:

Patti reports that the ARC Committee did not establish a quorum for the last meeting and the meeting was cancelled.

The Board agrees to uphold the current ARC Guidelines regarding pool enclosures.

Patti will work with landscapers to ensure the irrigation spray pattern will not adversely affect the new signage.

Kim requests that May Management review the entrance lights, as it is too dark.

The streetlight on the corner of S. Lakewood Run and S. Mill View Way needs repair.

It is determined that one political sign of reasonable size, per yard, is allowed, per the covenants.

A sinkhole has developed on Lakestone Circle between houses 724-728. \$4,000 for repair. May Management will obtain a second quote.

Clubhouse Deposits – The board has earlier directed that no deposits would be returned to Homeowners until it has been inspected. All deposits will be returned by mail. Should an inspection not occur within one week, the deposit may be refunded in full.

At this time, May Management has completed ½ of the follow up roof inspections. The remainder will be completed as soon as possible.

Complaints are voiced about condition of soccer field; weeds and water issues need to be addressed. An action plan from landscape company has been requested. Patti to pursue.

The undergrowth surrounding the skate park needs to be cleared.

Board requests an engineering study to review lake drainage system in response to flooding from TS Fay. The main drain should be cleared in June- add to monthly maintenance schedule.

### UNFINISHED BUSINESS:

1. Directories: Volunteers will canvass the neighborhood for the remaining name and addresses missing from the directory.
2. Security Camera discussion
3. Entrance Sign: South entrance complete
4. Paving: Complete
5. November Mailing will include: Proposed Amendments to the covenants, 2009 budget highlights, Final notice of budget meeting, Board of directors Ballots, Info that new directory information will carry forward unless homeowner chooses to opt out, creation of controlled access committee

### NEW BUSINESS:

- 1) Security Committee will meet with Sheriff's office regarding ongoing concerns.

### COMMITTEE REPORTS:

1. ARC: ARC Minutes from non official meeting have been submitted
2. Civic Affairs: No report.
3. Community Affairs: No report
4. Communications: 3<sup>rd</sup> newsletter sent, now to only be sent by email.
5. Enforcement: Nov 10<sup>th</sup> next meeting
6. Finance: None
7. OMW: Lanscape committee requested several items be attended to by landscape company:
  - a. Weeds in park
  - b. Cut back undergrowth around skate park
  - c. Clear sidewalks and intersections of branches
8. NA

### FORUM

None

Meeting was adjourned at 7:50pm.