

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 8, 2008
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, presiding and Directors, Diana Rawle, Kim Allerton,
Committee Members: Mike O'Connor
MAY: Patti Brown
Recording Secretary: Lynne Sopchak
Absent: Tom Murta, Rick Cantwell

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:06 pm.

MARCH 11, 2008 MINUTES: The Board approved the minutes from the March 11 meeting through email.

FINANCIAL REPORT: Hal indicated that water/sewer expenses were running high for the 1st quarter of the year. Hal asked Diana if keeping one-half of the Home Owners Reserve Funds in cash was a good decision. Diana recommended that a portion of the reserve funds are moved to short term 4-6 month CD's. Hal made a motion to leave capital in the reserve fund for anticipated purchases and transfer a portion to short term CD's. Kim Allerton seconded the motion, Diana concurred. Motion approved. Patti presented information that water rates are rising due to the new St. Johns Water pricing schedule and that some of the community's irrigation water is fresh water. Hal asked how many sprinklers are using fresh water instead of reclaimed. Patti indicated that she has requested information to perform further analysis of the recent water/sewer bill, and she will provide information regarding the number of sprinkler zones using fresh water. Brief discussion indicated that homeowners do not need ARC approval to install a well on their property. Diana made a motion to approve the January 2008 Financial Report. Hal seconded the motion. Motion approved. Diana made a motion to update the Reserve Study which was last performed in 2002. Hal seconded the motion. Motion approved. Kim Allerton asked about allocated monies for replacement of Community sign on the north entrance. Current allocated funds are \$18,800.

MANAGERS REPORT: Patti reported that Compliance violations have increased. She hired the landscaping company (R&D?) to address homes who are not complying with landscape violations. Some homes need lawns cut; other need lawn and shrub maintenance. The fees for these services will be charged back to the homeowner.

Patti indicates that she has not received the proposal from Duvall for repair of the sliding pavement at the south entrance. She has received an estimate on the sidewalk to the clubhouse of \$2,100.

She also has an estimate of \$1,500 for the addition of locks on the south side of the Cabana. Diana made a motion that May Management proceed with the addition of 2 keypads locks in lieu of the sidewalk, with the expenses not to exceed \$3,000. Hal seconded the motion. Motion was approved.

Patti reported that the hole on Lake Stone Circle will be repaired in the next 2 weeks. In response to Diana's question, Patti reported that she has not received a quote on river rock for the pool maintenance area and will pursue if the pool service expresses concern in the future.

Hal asked if May Management can expedite the hearing process on homes that are abandoned. Patti responded that these situations can be referred directly to the hearing process. The Board discussed the establishment of a probationary process for repeat violations. Once a homeowner has been noted in violation of code, if the same violation occurs again within a 6-month time period, the violation is not treated as new, but continues through the compliance process.

The Board will recommend to the ARC that a silt fence line be established around a property with the installation of a pool, or other major renovation work.

PRESIDENT'S REPORT: Hal reported that the Easter Egg Hunt was a huge success, special thanks to Sandy Murray for her leading this event.

Brendan Rosser has completed his Community Service hours by picking up trash over the past two months throughout the community.

Hal reported that he, Diana and Rick attended the May Management offered Board Training Session in March. He requested that Patti bring any extra training manuals to the next HOA meeting for the other Board members.

UNFINISHED BUSINESS:

1. Maintenance Schedule: Patti provided a maintenance schedule which Lynne Sopchak will format into an Excel spreadsheet and distribute for review.
2. Oil Spill: Patti presented a letter indicating that St. Johns Utilities will not repair oil spill area. In addition, an opinion was supplied by a local contractor that the pavement was not permanently damaged, only discolored. Option to take legal action for damages was declined by the Board.
3. Directory: Diana posed the question of whether or not business should advertise in the community directory. She is concerned that costs for additional pages will not be offset by the advertising revenue. Hal suggested that she obtain additional quotes for comparison. Kim knows of other contractors to contact for estimates, and agreed to take responsibility

for the printing aspect of the directory. Diana will work on completing the directory data and will contact local businesses.

4. Security Cameras: Security cameras have been repaired.
5. Community Security Patrol. Hal asked if Patti should obtain a legal opinion on the contract. She responded that the contract is cancelable with 30 days notice, no penalty, therefore legal opinion is not warranted. Hal encouraged the Board to make this decision before the school summer vacation begins.
6. Pool Furniture: Diana will make recommendation on the number of patio chairs and chaise lounges that can be restrapped for significant savings. She will provide total number of items to be purchased. She anticipates completion of this process within 4-6 weeks.
7. Sidewalk proposal – none, item removed
8. Other: Kim discussed using Todd Lake, a well known sign vendor for the new Sawmill Lakes community sign. He is preparing 2 proposals which will be presented to the Board at the May meeting. His firm created the new Marsh Landing entrance sign. She also suggested one sign centrally located at the front entrance versus two, one on each wall.

NEW BUSINESS: The Enforcement Committee (Chmn. Mike O'Connor) requested that the parking lot of the Clubhouse be monitored by camera. Patti will obtain quote from current vendor, Access Limited. Diana requested an additional quote for comparison. Jeff indicated that he may volunteer as Security Officer.

The Board proposed an official closing time for the park. It was agreed to close the park at dark. The Board requested signage be posted indicating the hours the park is open (dawn to dusk) and also that any damage or repair issues should be reported to May Management with a phone number.

COMMITTEE REPORTS:

1. ARC: Hal notes that the ARC may not be in compliance with meeting notification procedures, but that May management is in the process of closing this gap.
2. Civic Affairs: None
3. Communications: None
4. Community Affairs: None
5. Covenant Enforcement: The committee continues to try to enlist new volunteers. Mike O'Connor requested that May Management provide more background information regarding violations. In response to concerns that only one individual may be making multiple complaints, the Board requests that May Management document the name, date & time of the complaining parties, however the names are to be kept confidential by May Mgt. After discussion, it was determined that Jeff should not open

the Clubhouse for anyone at any time. Proper protocol must be followed to obtain key from May Management, prior to an event.

6. OM&W: None
7. Landscaping: None
8. Safety & Security: None

Open Forum: Steve Gustafson was present due to skateboard violation. He had appeared before the ARC and the ARC referred him to the Board. Hal indicated this was in error, the ARC needs to address this violation and referred Steve back to the ARC.

Steve requested that the Board clarify the Covenants. Hal responded that the ARC makes recommendations for change to the Board; the Board can not make recommendations to the ARC. Steve indicated the Covenants are ambiguous. Kim Allerton agreed the Covenants are unclear in regard to recreational items. She suggested that this section of the Covenants might warrant clarification. Diana asked if some notice to the community would be required to make changes. A consensus was reached that the recreational items and parking regulation sections of the covenants and ARC guidelines should be reviewed and clarification sought.

Meeting was Adjourned at 7:40 pm.