

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 10, 2008
AT SAWMILL LAKES CABANA
PONTE VEDRA BEACH, FLORIDA

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

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:10 pm.

MAY 13, 2008 MINUTES: The Board approved the minutes from the May meeting.

FINANCIAL REPORT: Diana reports that the budget is in favorable condition with a \$5,300 surplus, \$12,000 YTD.

She reports that some expenses are higher due to vandalism at the pool.

The HOA has a CD that is maturing in July, approximate value of \$70,000 and she recommends that the funds be rolled over into another four to six month CD.

Investigation of the HO water bill continues. Hal asks Patti if she has provided the breakdown on systems using fresh vs. reclaimed water. She has not, but she will obtain this info from R&D and will meet with board members to explain the system and try to determine this information.

Diana and Toby spoke about the overages in the ARC budget. After Toby indicated the overages are tied to special projects and activities outside the application process, Diana requested a monthly accounting of open projects and significant activities outside the application process. Diana requested that this report be provided to the ARC for their meetings and to Patti for inclusion in the monthly Board report.

Diana makes a motion to approve the Financial Report. The motion is approved.

PRESIDENT'S REPORT:

Following on the May discussion regarding golf carts on the streets, Hal recommends that a letter be sent to residents with carts reminding them of the County restrictions and that they can not be used on SML roadways. If residents continue to use the carts after receiving the letter, all agree that this constitutes a violation of the SML Covenants which require compliance with County road rules in the neighborhood. This violation, because of its nature concerning safety, will be reported to the SJCSO for follow up which will include a deputy warning visit and ultimately a citation if it continues.

Hal asks Patti to update status of HO on Sawyer Run who has requested that the HOA remove a dead tree from his property. Patti checked out the property but can not determine if the tree is on his property or on common land. Patti requested the HO provide the board with his property survey.

Bill Muir, a longtime community member and committed volunteer has passed away. It is determined that the HOA would like to plant and dedicate a tree in his honor at the park if his wife has no objection. His Passing will also be mentioned in the community newsletter to recognize his service to the community.

MANAGERS REPORT:

Effective July 1st new county rules will affect the ways in which HOA's can turn HO fines into liens on the property. A fine of more than \$1,000 in the aggregate must be authorized by the governing documents of the association. If so authorized, a fine of more than \$1,000 may become a lien against a parcel.

May Management has called A1A locks to change the codes. This will be completed by Friday June 13, 2008. The ARC mailing will include notice of the new code. Hal requests that the Board secure a copy of the manual so they can change the code when necessary.

Patti received two quotes for the installation of white rock in the pool maintenance area. The Board approved the installation at the lower quote.

Patti reviewed the list of outstanding covenant violations and their status.

Patti reports that she has received authorization from May Mgt. to include additional status information in the reporting of violations, and she will try this going forward.

UNFINISHED BUSINESS:

1. Directory – all data input into excel spreadsheet. This information will be emailed to Hal who will format it for publication.
2. Security Camera – Tom will obtain a quote for new installation.
3. Security Patrol – Hal asks about the security service patrol hours. Diana indicates she has emailed them with the requested times. She will also ask that they provide a weekly log of the visits.
4. Simplex Locks – new codes will be delivered to residents with package of information this week.
5. Entrance signs – Quote received from ACE Designs. The cost for signs at both entrances is within the budget.

ACE requires 50% deposit, tax additional.

Kim will pursue warranty information.

Hal requested a colored rendering to approve before creation of sign.

It is determined to move ahead with this project as the completion will take several months.

6. Hal requests that AT&T and the subcontractor be contacted about repairing the sod following the trench work in April. Kim to follow up on this.
7. New pool furniture has been delivered and installed around the pool area.
8. Hal issues a statement that fishing is only allowed in community property areas. Access to the water through residents' lots is prohibited as it is private property.

NEW BUSINESS:

1. Proposals for Palm Tree Trimming – Patti is obtaining additional quotes for this work to try to at least match the rate paid last year.
2. The center island at the south entrance appears wet. This system is supposed to be turned off. Hal raised the concern that perhaps the system is leaking and this excess water is contributing to the “sliding pavement”. Patti and Diana will meet with R& D to investigate.
3. A HO has planted two trees on common property. Board members agreed to visit the homeowner rather than send a letter to discuss removal of the trees which are not permitted on common property.
4. The pool review indicated no major issues. New filters were installed along with a few minor repairs. The baby pool resurfacing will have to wait until the family pool is ready as well. A new lock was installed on the pool gate.
5. The newly installed park hour's sign was delivered and installed. A HO called to indicate the corners were too sharp. She offered to have the corners rounded. Instead of returning the original sign, a new sign was installed. . May Management will request that the old sign be returned and installed in the park area as well.
6. Kim receives all the email from the website. She asks the proper procedure for the management of these. Patti responds that emails should be forwarded to May Management if they require action.
7. Boat Parking – The boat parking rules as stated in the covenants were discussed. The Board would like to further review the existing rules and propose possible changes at the Annual meeting at the end of the year for homeowner vote.

COMMITTEE REPORTS:

1. ARC –The ARC submitted their proposal for revisions to the Architectural Guidelines via email prior to the meeting.
Hal makes a motion to approve the revisions as outlined on 6/10/08.
Motion is approved. The new guidelines will be mailed to HO on 6/11/08.
2. Civic Affairs - none
3. Communications – none
4. Community Affairs – none
5. Covenant Enforcement -none
6. OM&W - none
7. Landscaping - none
8. Safety and Security -none

OPEN FORUM –

Residents who are renting in the community have attended the meeting to ask for the Board's permission to register their home based business with St. Johns County. They have secured a letter of permission from the homeowner and are aware of and will follow the covenants associated with home based businesses.

Hal makes a motion to approve the request. Kim seconds the motion, the motion is approved.

Diana would like to include a list of specific volunteer opportunities in the community newsletter and on the website. All are in agreement and a list will be created with input from Board members.

It is agreed to contribute \$25 for prizes for the upcoming Children's art contest hosted by the Social Committee.

MEETING IS ADJOURNED at 8:40 pm.