

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 16, 2008
AT SAWMILL LAKES CABANA
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, presiding and Directors, Tom Murta, Kim Allerton, Richard Cantwell,
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 6:07pm
JUNE 10, 2008 MINUTES: The Board approved the minutes from the June meeting, amended to reflect the corrected meeting date.

FINANCIAL REPORT: Diana Rawle is on vacation, and no financial report is submitted. Hal requests that approval of May 2008 financials is deferred until the August meeting.

PRESIDENT'S REPORT:

Security - In response to continued security concerns within the community, Jeff Lahiff is nominated to be the Chairman of the Sawmill Lakes Safety and Security Committee. Hal makes a motion to approve this appointment. **Motion is seconded and unanimously approved.**

Hal indicates that the St Johns County Sheriffs Office is willing to increase the number of patrols in the neighborhood based on recent events. As Chairman, Jeff will try to make contacts within the sheriffs department to increase the voice of Sawmill Lakes at the county level.

Hal informs the Board that the new ARC guidelines have been updated and distributed to all households, and new locks with new combinations installed on the restrooms.

AT&T has completed the repairs to the sod and sidewalks following the installation of new service.

Hal issues a thank you to Kristina Greco and Mindy Lytle for their outstanding work on the Fourth of July Parade. He also thanks Patti Gustafson for her work on the most recent newsletter.

Canal Authority – Hal reports that Sawmill Lake's Representative has tentatively resigned due to lack of response to his inquires and requests to the Canal Authority Staff. After a year of trying, he has received no updates and no financials. Hal has requested that an annual meeting be setup for all members, and it has been set for the week of July 20th at the Plantation; hehas received copies of the current financials through June 2008.

Hal will ask that monthly financial reports are provided to the Treasurer and Quarterly Financials be distributed to everyone in the membership.

Dog Issues – Hal asks if the past issue has been resolved and if the resolution was communicated to the homeowners involved. It was discussed, and determined that the homeowners in question have resolved their issues relative to the injury received. Rick suggests that due to the difficulty of enforcing the current Sawmill Lakes covenant relative to this situation, the Board should defer to the County Ordinance, and the county to enforce this specific situation. The board agreed.

MANAGERS REPORT:

A new sign will be created for the community center bulletin board listing the hours of operation for the pool.

A1A Locks has installed the new bathroom locks and changed the codes. The key and manual have been provided to May Management.

Paint for the fence is located in the rear storage room.

There has been no response from Sign-A-Rama on the location of the missing sign for the park. Jeff will follow up on the issue.

The irrigation issue at the rear entrance has been resolved following a meeting with Diana and the irrigation company.

Three bids are submitted for Palm tree trimming. The low bid of \$2700 by Ponte Vedra Palm Trees was approved.

The improperly planted Crepe Myrtle bushes have been removed from the common area. A bid for a replacement water cooler for the Clubhouse was approved in the amount of \$762.50.

An issue regarding an unapproved mailbox flag was referred to the ARC.

Rocks have been installed in the pool area.

A basketball hoop has been placed in a cul-de-sac permanently. May Mgt has been instructed to send a violation letter.

A letter will be sent to John Weiland Homes and several homeowners under construction reminding them to seek ARC approval for any house color changes.

Elizabeth Franco emailed the board asking permission to run her new small business from her home. The board approved and May Mgt will send the required authorization letter.

UNFINISHED BUSINESS:

1. Directory – moving forward; seeking more listings from homeowners, and more ads from SML businesses.
2. Security Camera- No action. Patti will provide three names and estimates to Jeff for his review.
3. Community Security Patrol –Hal will meet with Jeff regarding Sawmill Lake's expectations from the company. Hal asks that the most recent bills and reports be forwarded to him for review.
4. Locks – complete

5. Signs – Warranty information has been added to the contract. The issue of the Board receiving a color rendering is still being discussed. The owner of Ace Designs is not proposing to change the current color scheme. Hal requests a simple sketch for the Board to approve. Tom suggests that Todd Lake create the rear entrance sign first as a method of approval. Kim will suggest this and email the board the final quote.
6. Rear Entrance Pavement Repair - Rick will meet with the Duval Paving to confirm repair expectation. He will obtain a two season warranty on the repair.
7. The planting of common areas on Sawyer Run has not been resolved. Kim to follow up with homeowner.
8. Waiting for Fall to plant a memorial tree.

NEW BUSINESS:

1. Diana has secured the services of a local Handyman. He will work for Sawmill Lakes three times a week for four hours per day. He will clean, perform modest repairs and maintain the common area's of the community. Diana will compile a list of chores and process.

COMMITTEE REPORTS:

1. ARC –Minutes from the meeting are available.
2. Civic Affairs – **need email insert from Angela**
3. Communications – none
4. Community Affairs – none
5. Covenant Enforcement -none
6. OM&W - none
7. Landscaping - none
8. Safety and Security –Jeff Lahiff will serve as Chairman of this committee.

OPEN FORUM –

Chris Greco present. He offers his services as a volunteer. In addition, he would like to be involved in the replacement of the entrance signs. Kim agrees she could use his assistance in the coordination of the project.

There was discussion relating to the recent ARC guidelines re: relaxing the rules relative to skateboard ramps and overnight boat parking, and the potential detriment to property values. It was explained that no changes were made to boat parking, and that the skateboard ramp change was in keeping with a family neighborhood, but still only allowing one item per driveway.

MEETING IS ADJOURNED at 7:43 pm.