

Approved

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
September 9, 2008
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

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

ESTABLISH QUORUM/CALL TO ORDER: Rick Cantwell recognized a quorum of the Board was represented and called the meeting to order at 6:07 pm.

AUGUST 2008 MINUTES: The Board approved the minutes from the August 2008 meeting.

FINANCIAL REPORT: No Questions on the financials. Diana Reports that there is a favorable variance of \$1,927 for the month of July. YTD favorable Variance is \$10,575.00. There were no unusual expenditures. Diana reports that a 12-month CD will be maturing –approximate value \$57,000. She recommends this be rolled over into another 12 month CD; although she recommends that another financial institution is selected to increase FDIC protection.
The Reserve study is about to begin.
Rick asks for a three-year report on delinquent accounts to determine if the Sawmill Lakes rate is above or within normal ranges. This will be provided by May Management prior to next Board mtg.

PRESIDENTS REPORT: No report presented.

MANAGER REPORT: Paving has been completed at South entrance. Rick agrees to inspect the quality of work and will authorize payment of invoice.
In respect to outstanding dead tree issues, the Board authorizes the following:
Tree stump will not be removed from behind owner's property damaged by Tropical Storm Fay.
The dead tree in the preserve at risk of falling will be felled at the HOA expense.
Kim will check out the tree that may have been damaged by the storm to determine if it is a HOA expense.
Reporting Details:
In regards to homes already in collection, it is determined to continue to assess fees for violations of the covenants.
It is determined to continue citing homeowners whose roof is 50% or more (as observed from the street view) stained with algae.
A notice will be run in the next newsletter reminding all that clubhouse rentals and access must be run through May Management.

UNFINISHED BUSINESS:

1. Directories: 1/3 complete. It is suggested that high school students be recruited to assist in gathering data in exchange for service hours required for graduation. Kim will try to coordinate this as soon as possible. Diana will provide listings sorted by street and directory forms to be used.
2. Security Camera: Still in proposal phase- add two additional camera's to include pool coverage. Kim may be able to obtain proposal for consideration. Tom M. also to obtain proposal.
3. Entrance Sign: Patti processed deposit for new south entrance sign prior to Tropical Storm Fay impacting area. Kim will follow up with delivery date.
4. Paving: Complete, pending final approval and payment.

NEW BUSINESS:

Rick suggests developing an initiative program to secure more volunteers.
Diana suggests purchasing a bike rack to be placed next to pool entrance to help keep entrance clear, since it has been reported that bikes are often strewn all over the ground and on the pathway. She will submit a proposal at the next meeting.
Kim asks May Management to have roses at south entrance trimmed.

COMMITTEE REPORTS:

1. NA
2. NA
3. NA
4. NA
5. Covenant hearing moved from October 6th to October 13th.
6. NA
7. NA
8. NA

Meeting was adjourned at 7:35pm.

Action items:

Diana will submit a proposal for new bike rack at pool entrance.

May Management will have roses at south entrance trimmed.

Kim will follow up with Todd regarding delivery of south entrance sign.

Kim will check out the dead tree that homeowner wants removed.

Rick suggests developing an initiative program to secure more volunteers.

Rick will authorize payment for south entrance paving.

Kim will coordinate high school volunteers to obtain directory and email info.

Diana will provide street listings and directory info forms to Kim.

Kim will possibly obtain proposal for security cameras.

Tom M. will obtain proposal for security cameras.

May Management will provide analysis of delinquent accounts for this time period

Over the last 3 years.