

**SAWMILL LAKES MAINTENANCE ASSOCIATION INC.  
ANNUAL MEETING  
JANUARY 9, 2007  
SAWMILL LAKES RECREATION ROOM**

**MINUTES  
Approved 12/11/07**

Members Present: Angela Diaz, Tom Murta and Tommy Reinheimer.  
Representing MAY Management Services Patti Brown and Debby Powers

**CALL TO ORDER**

President Angela Diaz called the meeting to order at 6:04 p.m.

**PROOF OF NOTICE OF MEETING** – Patti Brown presented the Proof of Notice of Meeting Affidavit.

**INTRODUCTIONS**

Ms. Diaz introduced the current members. She also introduced the candidates for election that were present and they spoke briefly. Patti Brown and a volunteer counted the votes as the meeting went on.

**REVIEW AND APPROVAL OF 2005 ANNUAL MEETING MINUTES**

Hal Hitch moved to approve the December 13, 2005 Annual Meeting Minutes as presented. The motion was seconded and carried.

**REPORTS OF OFFICERS - PRESIDENT**

Angela Diaz reported on the following or accomplishments this year:

- Finished the fence project along 210 at a cost of \$130,000 with a 75 year warranty
- Street signs have all been replaced with long-lasting and low maintenance material
- Painted clubhouse
- Stained and painted play structure
- Repaired basketball court
- Hired Turfection and have worked to restore the recreation field
- The Association will mail semi-annual statements instead of coupon books
- A new A+ 1 rating insurance provider was selected
- All Association contracts were reviewed and the handyman from MAY Management was let go
- Floors were cleaned in the club house

- Sidewalks were cleaned
- The Board looked into cameras to solve the vandalism problem, but at this time felt it was too expensive at approximately \$20,000
- Culverts were inspected for good drainage flow
- The Covenant Enforcement Committee has been an active and there has been a reduction in the violation letters
- The web site has been reenacted to include official business of the Board
- 10th Anniversary Celebration was held
- Christmas decorations were installed at the entrance
- Luminary night was held in December and Angela Diaz thanked Kathy Espomonde and Laura Moray

Angela Diaz stated that some of the goals that the Board will continue to work on for next year are to continue to enhance the pool area and discuss with the landscape about artificial grass in the play area. She also explained they will continue to work on the front entrance landscape, signs, and to continue to investigate security cameras. Ms. Diaz explained that there was a survey regarding tennis courts and there were 80 people in favor of the community having tennis courts and 74 people opposed. Tommy Reinheimer explained that this would be an expense that the Association would have to have a special assessment for if they ever decided to install tennis courts.

Angela Diaz also reviewed certain incidents occurring at Sawmill Lakes. She explained that the biggest problem is vandalism and speeding in the community. She explained that both these problems are from primarily Sawmill Lakes residents.

A resident brought up the condition of sidewalks and Tommy Reinheimer explained that the sidewalk in the common area is the Association's responsibility, but the sidewalk in front of the homeowner's property is the homeowner's responsibility to have it repaired. There was discussion about how this can be enforced.

David McBride complained about the condition of mailboxes. He suggested having an assessment to get everyone to have the same mailbox. Angela Diaz explained that there is currently a mailbox standard. It was noted that to get the type of mailbox that the Plantation Oaks has there would have to be a special assessment of \$250 to \$300 for each homeowner. Tommy Reinheimer also explained that this would take a two thirds vote of the homeowners. Tom Murta added that Patti Brown writes violation letters for those mailboxes in poor repair. The Board members agreed that this would be put on the agenda for future discussion.

A resident complained about the condition of sign and Tom Murta explained that there have been a lot of problems with the irrigation system this year.

A resident asked how the Board got a better control over overnight parking and Angela Diaz explained that the only enforcement they currently have is the residents complaining

to Patti Brown and she writes a violation letter. Ms. Brown stated that when the residents contact her they need to have an address, date and time of the violation. She also explained that Jeff Horowitz has volunteered to put notices on cars when they are parked at night. The resident suggested that the Board should tow habitual offenders. There was further discussion regarding the parking issue and Hal Hitch explained that Odoms Mills has just cracked down on their overnight parking and he suggest that the Board find out how they are doing it.

### **TREASURER'S REPORT**

Mr. Reinheimer reviewed the 2007 Budget and explained that the assessments will increase in 2007 from \$800-\$900 per year. He explained that the Association is having to begin replacing parts of the infrastructures such as the fence & signs and they need to replenish the reserves. \$78,000 will be put into the reserves. He explained that a reserve study has been done regarding future replacement items. The Association has been updating the reserve study and may have to have it done again.

Mr. Reinheimer also gave a breakdown of expenses that were increasing.

Mr. Reinheimer also discussed delinquent accounts. He explained that there is \$17,000 owed to the Association. One account owes \$7,500 and two accounts owe around \$1300. The other 10 delinquencies are between \$500 and \$800. Tommy Reinheimer also explained that the Association has been aggressive in collecting assessments.

### **ELECTION OF DIRECTORS**

Hal Hitch was elected is the new Board member.

### **OPEN FORUM**

A resident complained about the condition of the Lake at South Mill View. He suggested that the lake should be oxygenated Tommy Reinheimer stated that the Association spends \$18,000 a year on lake maintenance and perhaps they need to talk to the lake people.

A resident stated that many dogs are not on leashes or collars. He stated that there are many occasions where dogs are running loose, and there's also a cat that sits in the street. Patti Brown asked the resident to send an e-mail with the specifics so that she can write a violation letter. She explained that if this continues the homeowner can be fined or a resident can call the County and they also have the right to fine.

A resident asked how many violation letters are sent out and Tom Murta explained that it is usually around 20 to 30 per month. Tom Murta explained the Covenant Enforcement Committee process. Patti Brown also address some enforcement issues.

A resident complained that there is inconsistency about addressing mildew on roofs. Patti Brown explained that there are occasions where she believes people have mildew on the roof and it is just a stain. She explained that she is reasonable when a homeowner calls, and if the resident is getting a new roof or is having the roof cleaned she gives them time to get that accomplished.

The issue of four-laning CR 210 was discussed.

### **ADJOURNMENT**

With no further business to discuss, Tom Murta moved to adjourn the meeting. The motion was seconded and the meeting was adjourned at 7:05 p.m.

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President