

**SAWMILL LAKE MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2008
AT SAWMILL LAKES CABANA
PONTE VEDRA BEACH, FLORIDA**

MINUTES

Present: Hal Hitch, presiding, and Directors Rick Cantwell, Diana Rawle, Kim Allerton and Tom Murta.

Committee Members Angela Diaz and Mike O'Connor

MAY: Property Manager Patti Brown and Madeline Hopson, recording secretary

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:07 p.m.

JAN. 8, 2008 MINUTES: The Board noted these minutes were approved via an e-mail vote Feb. 11, 2008.

FINANCIAL REPORT: Dianne Rawle reported the Association completed its 2007 fiscal budget with a \$9,331 operating expense surplus. The Reserve Fund balance effective 12-31-2007 was \$213,912. This is on target with the Reserve Study. Diana Rawle moved the Board accept the December Financials. Tom Murta seconded the motion and it was unanimously approved.

MANAGER'S REPORT: Patti Brown reported the white fence caps at the entrance were cleaned. She has two bids to replenish the wood chips at the playground: R&D \$2,496 and Nanak's \$1,920. The Board briefly discussed rubber ground material. Patti Brown noted she had negotiated with Nanak's to reset the mat at the playground center for \$500. The Board gave a unanimous approval for this operational expense.

The Board also reviewed quotes from Oceanside to pressure wash the pool deck at \$350, and pool furniture at \$150. Patti Brown was asked to research and submit ideas for new pool furniture that will coordinate with the existing furnishings.

The Board asked for a review of the violation letters sent to a specific resident.. The Board asked Ms. Brown to send an additional letter, allowing no more than seven days for the party to remove the skate ramp.

The Board discussed the condition of yards in Sawmill Lakes. It was agreed the upkeep of yards should be compatible with the upkeep of common grounds. It was noted an accumulation of sand was left on a driveway after pavers were installed. The Board noted it would take action on behalf of the Association to maintain yards not kept up. Homeowners' accounts will be billed for this work.

Directories: Patti Brown submitted two sample directories. The cost for setup and printing is \$5 per directory. The directory lists three telephone numbers, an e-mail address, and the residential address. The Board queried if there would be cost savings if it provides the data. All prior year data has been loaded by Susan Hitch into a database. Patti Brown will inquire if data can be scanned and input to the publisher database. The Board will seek advertising for the Directory, and possibly cover minimal cost to supply to entire community. It was decided the Directory should not be available on the website or sent via e-mail because the information could be downloaded and sold as a mailing list.

UNFINISHED BUSINESS:

Pool Shade: No discussion.

Maintenance Schedule: Patti Brown is still working on this.

St. Johns Utilities: Oil Spill: Kim Allerton reported her follow-up on this matter to the Board. It was agreed there is pavement damage in the area where the oil spill occurred. The Board noted the road will need to be cut out and repaired, re-asphalted and re-sealed so no patchwork is showing, and will require that this work be done at no cost to SML. It was agreed that no environmental damage was done, but that the utility should have filed proper paperwork on the spill last Fall.

Other road pavement damage: The Board noted pavement is breaking up again at the back entrance and this could be a sprinkler leak. Patti Brown noted the water was shut-off at the center island. Mr. Cantwell noted the pipe to the nearest drain needs to be checked. It was agreed the roadway is low here and in bad shape from standing water not draining to the catch basin. It was agreed to ask for St. Johns County assistance. The Board asked May Mgmt to get road estimates to fix the problem and repair the roadway.

Security Cameras/Training: It was noted the rear camera's exterior is fogging and the installation may have not been done right. Tom Murta suggested tapping into the telephone lines available in the clubhouse, securing the website log-in and installing a web based ability to review the security system. The board agreed to get a quote from a local company, to fix this reoccurring issue.

Other/ Widening County Road 210: Sawmill Lakes has submitted its position paper to St. Johns County Commissioner Cindy Stevenson that it does not favor widening 210.

NEW BUSINESS:

Request for Proposal - Management Company: The Board needs to assemble and distribute an RFP. They are seeking volunteers to start and run with this process..

Other/Improvements to Entrance Sign: Kim Allerton noted she had talked with Landscape Architect Brett Goddard to do a design etching that could be made part of the entranceway sign at a fixed cost. The Board did not move forward with that proposal. The Board discussed mounting a marble or stonework slab to the brick sign containing an etching and community identification. There are funds in the budget to replace the sign, but no volunteers to do the legwork of finding alternative long lasting sign designs. Project remains on hold.

Other/Administrative Support: The Board announced it is looking to hire an assistant for note taking at Board meetings and other administrative support assignments. Anyone interested should contact the board through email via the community website.

Other/Postal Delivery: The Board was agreeable to survey neighbors regarding the quality of postal delivery. Angela Diaz has noted several instances of delivery problems. The Board will consider putting out a community-wide letter to the Postmaster General after the survey results should they show a community wide issue.

Other/ MAY Board Seminar: Patti Brown noted MAY Consultant Al LeBeau conducts training seminars on topics related to HOAs. One specifically aims at optimizing a member's service on the Board. The Board was interested in learning more about this and if the seminar can be held at Sawmill Lakes. Patti to request details and report back to the board available dates.

Other/Request Rental Space Pool: The Board agreed it would not rent a portion of pool space for toddler swim lessons. It was noted residents are not allowed home-based businesses, and the pool is only available to residents and their guests. Kim is to communicate this to the requesting party from the Board.

Other/Bathroom Vandalism: The Board reviewed a vandalism which occurred the weekend of the Super Bowl, on Feb. 2, 3 and 4. The Board also discussed other on-goings about the clubhouse which may be related to illegal activities. It was agreed the Board contact Tom Harding, Safety & Security Chairman, and ask him to inform St. Johns County Sheriff Office the neighborhood needs an early morning school departure patrol. The Board has funded patrol services in its budget.

Streetlight Out: A streetlight is non-working at 437 South Lakewood, and needs a new pole top.

COMMITTEE REPORTS:

The Board discussed board liaisons to each committee and the need for community volunteers. Hal Hitch explained the role of the Finance Committee to support and provide recommendations to the Board. The Board noted Treasurer Diana Rawle will need volunteers to form the Finance Committee.

It was agreed to ask Hamid Tabassian to serve on the Operations Maintenance & Waterway Committee since he has expertise in this area.

Civic Affairs: The Board noted it needs a volunteer to attend the SJC Roundtable and Ponte Vedra Coalition meetings. Angela Diaz, committee chair, reported on a meeting at the Palm Valley Community Association involving the PGA Tour requesting 7,500 parking spots on Davis-family property in Nocatee. Additional proposed development could also result in homes built on the west side of the Intracoastal Waterway with dock frontage. Former St. Johns County Commissioner Mary Kohnke spoke strongly against these new developments, and that the PGA and home development projects should not be linked.

There was also concern expressed at the meeting about the county abandoning its right-of-way land at Canal Road where it meets the Intracoastal Waterway. The landowner has reportedly applied for a liquor license and purportedly is attempting to sell the land to a hotel group. Homeowners are upset about commercial encroachment and high-density residential units coming into Palm Valley.

Communications Committee: Kim Allerton will ask her neighbor Joe Maura to assist her on the committee.

Community Affairs: Angela Diaz noted a "Newcomer Meet and Greet" will be held Wednesday, March 5 from 9 to 11 a.m. Coffee, snacks and beverages will be served. The event will also serve to help sign-up volunteers to Board committees.

The community-wide garage sale will be held Friday and Saturday, April 4 and 5.

A "Drop and Swap" event will be held Sunday, April 13 at the Recreation Center. Residents can drop-off or barter unsold items from the garage sale here. The Board asked that Angela Diaz monitor drop-offs so that no un-disposable items are left.

The Palm Valley Community Association in conjunction with its Centennial Celebrations hold a "Taste of Palm Valley" April 12 at 6 p.m. at the PVCA Center on Canal Boulevard. The event will include food, music, and beer and wine for a cash donation.

ARC : The ARC has been charged to render a recommendation on play sets and trampolines. The ruling now is that trampolines are not allowed on lakefront lots, while play sets are if buffered by landscape. Trampolines are allowed on preserve front lots, with proper landscaping. The ARC has recommended rules that are more stringent, specifically not to allow any trampolines. It has already issued notices for removal of trampolines at lake-front lots.

Covenant Enforcement: The Committee will meet March 4 to consider applications for two playground sets and one trampoline.

OM&W: No report

Landscaping: No report

Safety & Security: The Board telephoned Tom Harding to communicate with him safety and security matters. Mr. Harding was not available this evening.

Other/Committee Related: The Board discussed the ARC recommendations for trampolines and play equipment. It heard from fellow Board member Diana Rawle, who has a trampoline. Tom Murta noted Sawmill Lakes is an active family neighborhood attentive to children's needs. This is exemplified in the Association's playground and other recreational facilities.

Tom Murta moved to vote "AYE" on the recommendation of the ARC as the new guideline: no trampolines and more stringent guidelines on play sets on lakefront lots. The motion died for lack of second.

Rick Cantwell moved to keep the existing ARC guidelines and that May Mgmt be more vigilant in enforcing the existing rules. Kim Allerton seconded the motion and it was approved 3-to-1, Hal Hitch dissenting and Diana Rawle abstaining.

Other: The Board noted it wishes residents to submit a letter to MAY Management seeking permission to have recreational vehicles overnight in the neighborhood during holidays. Current rules state that no recreational vehicles are allowed overnight in the community.

ADJOURNMENT: With no further business, Tom Murta moved to adjourn at 8:24 p.m. Hal Hitch seconded the motion and it was unanimously approved.