

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC  
ANNUAL MEMBERSHIP MEETING  
December 9, 2008  
AT SAWMILL LAKES CLUBHOUSE  
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Diana Rawle, Rick Cantwell, Kim Allerton  
Committee Member: Mike O'Connor  
Recording Secretary: Lynne Sopchak  
May Management: Patti Brown

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board and the membership was represented and called the meeting to order at 6:20 pm. The quorum was comprised of a few residents and over the required twenty percent of proxies required.

November 2008 MINUTES: The Board approved the minutes from the 12/11/2007 Annual Meeting.

BOARD ELECTIONS: The ballots were tabulated while the annual meeting was conducted.

FINANCIAL REPORT:

Diana gave a brief summary of the financials through October 2008. She reports a favorable variance of approximately \$13,000. Pending charges will reduce the favorable balance slightly. She reports that the Association operated within budget in 2008 with a slight positive variance by years end.

The 2009 Budget was sent in summary to homeowners; no questions were asked from attending homeowners. Details are available to any homeowner who contacts May Management, and will be provided via email. This new process is to save on copying and mailing costs to the association. Diana notes that the annual HOA dues will increase slightly to \$475 semi-annually and that the reasons for the increase were notated in the documentation sent to homeowners.

ELECTION RESULTS: Tabulated votes resulted in the election of two new Board Members, Howard Wallenstein and Patricia (Trish) Shilling.

PRESIDENTS REPORT:

Year's accomplishments:

1. No increase in dues for the 2008 Fiscal year, and a balanced budget
2. The BOD and ARC updated the ARC guidelines in June, clarifying:
  - a. Recreational equipment definition

- b. Pool and Screen buffering rules
  - c. Gas tank rules
  - d. Landscaping, bird houses, etc. rules
3. A part time handyman was hired, to replace ineffective and costly prior commitments (special thanks to Bob)
  4. A part time security company was hired, and the SJCSO was contacted, to attempt to reduce rising levels of petty crime and vandalism in the neighborhood
  5. New community entrance signs have been ordered, the rear entrance sign has already been installed; this is part of the ongoing maintenance under the reserve study (special thanks to Kim)
  6. We have proactively moved our reserve funds into fully FDIC insured CDs, both in separate financial institutions, and through the CDARs program (special thanks Diana)
  7. Completed an updated reserve study in the late Fall 2008; latest was done in 2005
  8. Improved communication with the Canal Association of Ponte Vedra
  9. Fixed a growing problem with the back entrance, in both irrigation and pavement (special thanks Rick)
  10. Expanded security system to track down issues and assist in enforcement and cost reimbursement
  11. Replaced all pool furniture, bathroom locks and water fountain, all covered by reserve study (special thanks Diana)
  12. Delinquent accounts, which are on the rise, are being aggressively pursued with liens and money judgments
  13. Significant progress on a community directory (special thanks Diana)
  14. Two community newsletters, and a conversion to a green e-newsletter (special thanks Patti G)
  15. A record turnout for both the Easter Egg Hunt & Fourth of July parties
  16. BOD involvement and active tracking of lake drainage during significant rains
  17. A format maintenance calendar was created and has been enacted (special thanks Patti B)
  18. No action was taken relating to updating community mailboxes, due to downturn in economy and cost of project
  19. Clarification: Park is closed from dusk to dawn, signs are now posted

**Year's failures:**

1. No increase in volunteerism, many committees vacant, little representation in community or county
2. Attempting to get involved in neighborhood pet issues; position going forward is to forward any issues to SJ

**Coming in 2009:**

1. 2009 approved budget rose 5.5% over 2008 budget

2. Completion of SML directory, for little to no cost to homeowners
3. Crack down on crime, both vandalism and traffic issues
4. Correct the current issues with the field in the Spring
5. New signs, lighting and irrigation at the front entrance
6. Kickoff of a new “controlled access” committee to review options for the betterment of SML
7. Rollout of a BOD run & controlled community email list, to ensure all residents are kept updated on current issues
8. Review of community irrigation, fresh water versus shallow wells
9. Review of top three service contracts (Management, Grounds, Maintenance)

Special Thanks – Volunteers:

1. Mike O'Connor
2. Patti Gustafson
3. Laura Morey
4. Jeff Lahiff
5. Tom Harding
6. Mindy Lytle
7. Angela Valu
8. Howard Wallenstein
9. Bill, Jim & Josiah (ARC)
10. Lynne Sopchak
11. Linda and Brendan Schultz
12. Laurie McVicker

MANAGERS REPORT:

No Report

UNFINISHED BUSINESS:

None

COMMITTEE REPORTS:

None

OPEN FORUM

A new homeowner asked for more details regarding the Civic Affairs Committee. A brief discussion ensued. Hal described the position as a member of Sawmill Lakes who would attend various civic meetings as a representative of the community. The individual acting as Liaison would report relative information to the Board as a means of determining when the community may need a voice within those organizations.

Meeting was adjourned at 7pm.