

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
January 13, 2009  
AT SAWMILL LAKES CLUBHOUSE  
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Kim Allerton, Trish Shilling  
Committee Member: Mike O'Connor  
Recording Secretary: Lynne Sopchak  
May Management: Patti Brown  
Absent: Diana Rawle, Howard Wallenstein

ESTABLISH QUORUM/CALL TO ORDER: Hal Hitch recognized a quorum of the Board was represented and called the meeting to order at 6:05pm.

MINUTES: The Board approved the minutes from the November Board Meeting, November 11, 2008.

FINANCIAL REPORT:

Submitted via email in Diana's absence. November results reflect a favorable variance of approximately \$4,000. There were no unusual items to report for the month. Collection and late fees continue to be over budget. The YTD results reflect a favorable variance of approximately \$17,000, but will be reduced in December for one-time changes anticipated for Bad Debts expense and several other things. The YTD results are expected to remain favorable by the end of the year. Overdue accounts remain close to \$30,000 of which 1/3 pertains to one property. After exclusion of the balance which has been fully reserved for, we will have approximately \$20,000 of overdue accounts with a reserve record of approximately \$9,000 (after the December charge to bad debt expense). The balance in the reserves will be reviewed again prior to the close of the financial statements for the year.

Motion is made to approve the November financials. Motion approved.

PRESIDENTS REPORT:

President thanks Cathy Esfahani and Laura Morey for their work on the community Luminary Night in December.

Vandalism in the conversation areas continues to be a problem. Hal indicates that an action plan to address this problem is necessary. He recommends a letter to each home owner explaining the consequences for vandalizing these areas and the posting of signage within the areas if economically feasible.

A community clean up day is being considered, asking residents to participate in cleaning these areas as well as other areas throughout the neighborhood.

Hal will contact the ARC to ensure that they are considering neighbor's current house colors when reviewing applications for new house colors.

MANAGERS REPORT:

Patti inquires whether May Management should continue to enforce mailbox violations. The Board recommends posting the spec's of the mailboxes to the website so homeowners can determine if they are in compliance. The Board decides due to the current economic situation to only enforce stability, color, and missing number violations.

Patti reports that more homeowners are complying with the roof cleaning.

Unauthorized use of the dumpster continues to be an issue. The Board asked Patti to check the contract for a termination clause and possible removal of the unit.

Discussion of a possible violation – a homeowner has extended their concrete pad and believe this is in violation of county set backs. Patti will research and let the board know the results.

UNFINISHED BUSINESS:

1. Directories - data to be transferred to Diana to finish
2. Memorial tree for Bill Muir has been planted, plaque ordered
3. Security Camera - closed
3. Entrance Sign – Kim will call for delivery date
4. Irrigation/Lighting
  - Irrigation -waiting for installation of sign
  - Lighting – Kim will get estimate for new lighting installation

NEW BUSINESS:

None

COMMITTEE REPORTS:

1. ARC -NA
2. Civic Affairs –NA.
3. Communications – January newsletter almost ready to be emailed
4. Community Affairs - NA.
5. Covenant Enforcement –4-5 violations to be reviewed at next meeting
6. OM&W –NA
7. Landscaping -NA
8. Safety & Security - NA

FORUM

None

The next board meeting will be on a different night from the standard schedule. It will be held on February 3<sup>rd</sup> at 5:30pm.

Meeting was adjourned at 7:10pm