

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
April 14, 2009
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Diana Rawle, 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 was represented and called the meeting to order at 6:00 pm.

MINUTES: The Board approved the minutes from March 10, 2009.

FINANCIAL REPORT: Diana reports that there was a favorable variance for the month in the amount of \$2000. A YTD Favorable Variance of \$4900. She reports that it was a light month for expenses and that she anticipates higher expenses throughout the summer months. Water and sewer expenses are up approximately 74% YTD; 1,200 over budget in the last two months. Hal would like to research installing wells as a method for reducing costs.

Two CD's are slated to mature in April 09. Diana recommends a rollover to a 12 month CD and one rollover to a 6 month CD.

ARC Contract deposits were discussed to ensure all balances and deposits were current. The board discussed the process for reviewing Aged Owner Balances. February financials are approved.

PRESIDENTS REPORT:

A special thanks is given to Sandra Murray for organizing the Community Easter Egg Hunt.

The 2008 Organizational Meeting minutes were located and will be distributed for review and approval.

Hal recommends scheduling a joint workshop with the ARC/Board Members/ May Management and the Enforcement Committee to discuss the current HOA communication letters/process. He feels a more compassionate style could be developed. He requests that May Management highlight the new late fee notice on statements. Hal calls for a notice to go out in the next newsletter asking for volunteers for the Operations, Maintenance and Watering (OM&W) committee.

Hal requests that May Management provide a copy of our current "Welcome" letter to new members and be certain that a set of Covenants are supplied to new Homeowners.

MANAGERS REPORT:

A Homeowner has submitted a plea to the Board to forgive the late fees on her account. The board reviews the petition, found that the request was received after costs were incurred to the HOA, and finds it not valid and deems that the late fees must be paid. The Board reviews the CCR violations to ensure that consistency is applied to all homeowners.

The Board registered a complaint to May Management that some of the common areas of the community are not being maintained to the same standard as the Homeowners are required. Patti will address this with R&D.

UNFINISHED BUSINESS:

New Main Entrance Sign-Delivery due in May.

Conservation Signage – Kim will obtain quote for the production and placement of signs within the conservation areas. Once obtained, the board will decide whether or not to proceed.

Entrance Lighting - Complete

Distressed Properties – Howard will identify these properties.

Directory – Diana will finish the canvassing of neighborhood this month.

Dumpsters- Pending

Video Surveillance – done

Minutes Binder – Diana reviewing

NEW BUSINESS:

Erosion – There was a report of erosion issues along the bank of one homeowner's lakefront lot. A brief discussion around who owns the property ensued, and it was determined that in this case the homeowner's property included the bank and therefore it is their responsibility to mitigate the issue, after proper approvals are obtained.

Fitness Solutions – Company may pay to place an ad in the directory.

Next meeting –discuss development of Community Curfew plan/summer security plan and pool access issues.

COMMITTEE REPORTS:

1. ARC: Minutes reviewed from April meeting
2. Community Affairs: No report
3. Communications – Hal will initiate conversation regarding combining two websites.
4. Community Affairs: - No report
5. Enforcement – Next meeting is May 5th.
6. OM&W – No report
7. Landscaping - No report
8. Safety and Security – Security System Training complete. Sheriff's office will begin providing report at Board Meetings.

FORUM:

No attendees.

Meeting was adjourned at 8:10 pm.