

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 12, 2009
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Diana Rawle, Kim Allerton, Trish Shilling
Committee Member: Mike O'Connor
May Management: Patti Brown
Absent – Howard Wallenstein
Amended – Howard arrived later in the meeting.

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

MINUTES: Minutes from April are not finalized, will be approved via email.
2008 Organizational minutes approved via email.

FINANCIAL REPORT:

Diana reports a favorable MTD variance of \$1500, YTD \$8500 favorable.
2 CD's maturing in April. Some high expenses – tree trimmings, water and sewer higher than expected; however no leak has been detected. Hal requests that R&D check the timing of the all zones.
Schedule of ARC deposits does not appear accurate. Diana will investigate.
Homeowner balance receivable – “status” of some accounts appears in error. Diana will review with Accounting.
Write off the (3) \$0.11 charges – total of \$0.33.
Motion to approve March 2009 financials. Motion approved.

PRESIDENTS REPORT:

Traffic survey not completed. Hal will follow up with Jeff.
ARC, Board and May Management meeting has not yet occurred.

MANAGERS REPORT:

New street sign posted on clubhouse, per letter from County Fire Enforcement.
Board decides to allow flexibility regarding storm debris cleanup – it's ok to leave them at the curb following a storm, even if not on the weekend before recycling pickup.
Standard palm frond trimmings should not be at the curb until the weekend, or should be removed by the contractor/homeowner.
Discussion regarding yard debris/palm frond disposal resulted in decision that a letter needs to be sent reminding Homeowners that routine debris disposal must be within the revised guidelines.
Roof cleaning – if 50 % of any major side of the roof has mold, a letter will be sent to the homeowner requiring that the roof be cleaned.
Next newsletter will provide information about how to manage the weeds around the lake. Homeowners are responsible for lawn and weeds down to the water's edge.
Physical appearance of pump Stations in neighborhood need to be returned to status quo.
Patti will file a request with the county.

Abandoned home with pool has become nuisance. Patti will get estimate to address the odor emanating from the pool. Broken fountain needs to be moved from the front of the house – she will request that Bob move it.

Three recognized distressed property's lawns will be serviced by HOA and charged to the homeowner's accounts. This should be done no more than bi-weekly, and should cover lawn and basic shrubs.

UNFINISHED BUSINESS:

Main Entrance Signs – Picture of progress sent to Board members, not complete yet.

Conservation Signage – Patti waiting on verbage to pursue estimate. Kim provided at meeting. Pending decision on how many, budget and where.

Directory - ready to be formatted and sent to printer; print alphabetically and also by street. Re-confirm that all paid advertisers info is accurate.

Erosion/Sink Hole - Howard will secure revised proposal.

NEW BUSINESS:

Community Curfew - Clarification of county curfew rules to establish appropriate guidelines. Hal will be looking at current curfew in Plantation Oaks.

Nominating Committee - Need to create committee soon to ensure orderly replacement of open position;

Payment Plans for Dues – Allowed for homeowners who proactively inform the Board of a financial situation, are approved, and make arrangements before their dues become past due. If the BOD has agreed to a payment plan, no late fees should be charged, but interest will accrue.

Limited Access to Playground and Pools – discussion tabled until Limited Community Access Committee completes their review. Howard tasked with getting this committee started.

COMMITTEE REPORTS:

1. ARC – Minutes provided. Looking for new committee members. Toby approved action on 407 S. Mill View Way.

Clarifications made to ARC Guidelines, with changes as follows:

Section V. section C – insert “or board on board” after “..., lattice “.

Board approved changes as modified.

2. Community Affairs – No report

3. Communications – No report –start planning a new newsletter

4. Community Affairs – No report

5. Enforcement – No report

6. OM&W – No report

7. Landscaping - No report

8. Safety and Security - \$33 hourly rate for summer security; off duty sheriff patrol.

FORUM:

Homeowner appeared to request permission for a relative to park a large truck in the parking lot during upcoming visit. Board approves this request.

Meeting adjourned at 7:45 pm.