

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
June 9, 2009
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, Kim Allerton, Howard Wallenstein
Committee Member: Mike O'Connor
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: May 12th Board meeting minutes are approved.

FINANCIAL REPORT:

In Diana's absence, Hal reports on May Financials. The HOA has a favorable variance of \$3,200 for the month and a favorable balance of nearly \$11,000 YTD. No large or unusual expenses were recorded in April. The large sink hole on Sawyer Run could result in an expensive repair. The Club House air conditioner will need significant investment to repair; which may qualify as a replacement expense. The Property Insurance policy is due for review; possible adjustment to premiums may be necessary. The Replacement Fund balance is approx. \$26,000 which is designated for the final payments to the entrance signs. Additional money will also be transferred to this fund in July with the next semi-annual assessment. Remaining replacement funds are in CD's with 6 and 12 month maturities. CDs are due to mature in Sept. and October.
Move to approve financials. Motion approved.

PRESIDENTS REPORT:

Two Boy Scouts are present at the meeting. They are observing the meeting for merit badges. Hal welcomes them to the meeting. Hal comments to May Management that two homeowners who have arranged for a payment plan for HO dues, need approval dates added to their data.

MANAGERS REPORT:

Patti from May Management reports on distressed properties: Discussion of options to treat pool at a foreclosed home. Hal asked Patti to seek out additional options from pool companies and secure a price. Patti has contracted with landscaper to cut the grass, trim bushes and shrubs at distressed properties until sold. One of the troublesome Lakes has been treated for algae. Pond #ten, needs to be evaluated for treatment. Patti verifies that the irrigation schedule is in compliance with St. Johns River Water Management District mandates. The County has been contacted in regards to maintaining the neighborhood lift stations. The County is required to maintain the fencing and subcontractors performing work at substations are responsible for returning the stations to original standards. Patti and Kin will draft a letter to St John's County to indicate that the stations have not been returned to original standards.

UNFINISHED BUSINESS:

Entrance Sign – Kim will secure a drop dead date for the delivery of the sign.

Conservation Signage – remove from agenda

Directory – at printing company.

Erosion/Sink Hole – No update

Distressed Properties –Howard still trying to obtain ownership records

Dumpster – No update

Storm Water Leak – Estimate of \$13,150 to repair. A second estimate is needed.

Community Curfew – Hal reports that neither the County nor Plantation Oaks has a curfew. Since a neighborhood curfew would be non-enforceable, the issue has been removed from consideration. Jeff will pursue increased sheriffs coverage; perhaps splitting the cost with Plantation Oaks.

NEW BUSINESS:

Limited Access to Playground and Pools – discussion tabled.

Cabana AC repair – Two quotes will be obtained for repair/replacement.

COMMITTEE REPORTS:

1. ARC – No report
2. Community Affairs – No report
3. Communications – Newsletter pending
4. Community Affairs – July 4th Parade planned
5. Enforcement – 3 homeowners scheduled for hearing July 7
6. OM&W – No report
7. Landscaping - No report
8. Safety and Security – Forming Restricted access committee

FORUM:

A homeowner was present to express concern about flooding that occurred in the vicinity of his home during the May storm event. He inquired if the system was working properly. Kim replied that the system was inspected by St. Johns River Water Management District following Tropical Storm Fay in 08 and was in proper working order. She went on to explain that the volume of rain and the position of Sawmill Lakes on the canal system contributed to any temporary flooding. It was mentioned that no system can be affordably built to control the runoff from a storm equivalent to the one in May.

John Fletcher of Fletcher & Stein Insurance agency presented his quote for the Property and Liability insurance for Sawmill Lakes. Board members reviewed and asked for additional quotes based on increasing the Liability Coverage incrementally from \$5 million to \$15 million.

Hal asked for a study of the replacement cost of the Clubhouse to be certain that it is adequately covered. An increase of coverage (\$26,000) for the entrance signs was requested. This is an amount equal to the cost of the new signs.

Patti asked about insuring Bouncy Houses and other temporary play equipment during community parties. It was recommended that Homeowners secure a Certificate of Insurance from all vendors with Sawmill Lakes named as additionally insured.

Meeting adjourned at 8:00 pm.

ACTION ITEMS:

Patti will secure a quote to treat abandoned pool.

Patti and Kim will draft a letter to the county regarding the lift stations. .

Jeff will pursue additional Sheriff's patrol throughout the summer.