

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 10, 2009
AT SAWMILL LAKES CABANA
PONTE VEDRA BEACH, FLORIDA

Present: Hal Hitch, presiding and Directors, Diana Rawle, Trish Schilling

Absent: Howard Wallentstein, Kim Allerton

Committee Members: Mike O'Connor

Recording Secretary: Lynne Sopchak

May Management: Kathy Fugate

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: Motion for the October Minutes to be approved. Motion seconded and minutes are approved as submitted.

FINANCIAL REPORT:

October financials reflect a break even point with the Operating Expenses vs. Budget. No significant variance with the note that large expenses are pending; removal of palm tree, and Sawyer Run repairs. An inappropriate charge against the Operating Expense line item has been corrected. YTD shows a \$7,000 negative balance, offset by \$11,000 in additional fees from late dues and charges. A \$4,000 favorable balance is reflected. For budgeting, bad debt reserves needs to increase by \$2,000 from \$7,000 to 9,000. HOA is tracking to break even by year's end.

Action item: Diana will make sure that the replacement fund activity is properly reflected.

**A motion is made to approve the October financials.
Motion is seconded and approved.**

Additional financial information – a CD matured and was rolled into another with a more competitive rate.

PRESIDENT'S REPORT:

Hal reports that this is his last meeting as president. He congratulates Laurie Morey on the success of the community garage sale.

Hal raises the question: Should the HOA contribute \$500 to the beautification of the roundabout? Discussion was tabled.

MANAGERS REPORT: Kathy Fugate from May Management is present in Patti Brown's absence. A discussion ensued about replacing the current property manager with a new representative following conversations about customer service shortcomings. It is recommended by Hal, that the new Board members meet to discuss their options and make a transition if necessary after the first of the year.

Hal asked if aged owner balances over 180 days question could be removed from the system. Kathy will see that this happens.

There were no questions on the property inspection report.

UNFINISHED BUSINESS:

1. Directory – pending
2. Entrance Sign – A motion is made for a PO for the brick repair and pressure washing. A letter will be sent to the adjoining properties indicating the date of the pressure washing and offering a community rate.
3. Tot Lot Update – Quote expanded to include replacement of additional parts – quote pending.
4. Sports Field Repair
5. Dumpster – no report
6. Wild Hogs – have returned. Kathy will investigate a new trapper as the current one is not solving the problem.
7. Distressed properties – No report
8. Paving of Fiddlers Creek – job will be awarded to Vallencourt.
9. Pending – review of past Board minutes still in progress;
spreadsheet of distressed properties is in the works, Combining of two community websites has begun to be investigated; Sports field corrections are being researched.

BUDGET: See attached

Items for note - The annual dues will increase by \$20 as a method for offsetting increased electricity (5%) and water (7%) costs and bad debts in 2010.

May Management will provide summary sheets regarding insurance premiums for the Annual Meeting. The total operating expense is \$286,614; with a \$83,756 reserve amount and a total budget of \$359,870.

**A motion is made to approve the 2010 budget with a reflected increase in dues.
Motion is seconded and approved.**

NEW BUSINESS: None

COMMITTEE REPORTS:

1. ARC – Minutes submitted. Board needs clarification on ARC recommendations for use of artificial plants in landscape.
2. Civic Affairs – Round-about beautification discussion.
3. Communications –Newsletter pending
4. Community Affairs – None
5. Covenant Enforcement -None
6. OM&W – None
7. Landscaping - none
8. Safety and Security -none

MEETING IS ADJOURNED at 8:00 pm.

ACTION ITEMS

Diana will make sure that the replacement fund activity is properly reflected.

Kathy will remove aged owner balance over 180 days from the reports.