

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2010
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Diana Rawle, presiding and Directors, Howard Wallenstein, Corey Wiles, Kim Allerton

Recording Secretary: Lynne Sopchak

May Management: Kimberly Hamm

ESTABLISH QUORUM/CALL TO ORDER: Diana Rawle recognized a quorum of the Board was represented and called the meeting to order at 6:04 pm.

MINUTES: **Motion for the January Minutes to be approved. Motion seconded and minutes are approved as submitted.**

FINANCIAL REPORT:

Financial statements for year-end were sent to all Board members. There were no comments or changes with the exception of the increase in reserves for Uncollected Owner Balances. There is an overall YTD operating surplus of \$1,149 for the year. The balance of the Replacement Reserve fund is \$324,086 at year-end. The projected balance for year-end was \$323,195; so the HOA is tracking in line with the Reserve Analysis performed in 2008. In December, there were no significant repairs; the exception being minor repairs to the Main Entrance brick wall.

Diana recommended a conservative approach to the reserve for uncollected Owner Balances and recommended an increase of \$9,500 to the reserves at year-end. The conservative position is considered appropriate until a better history of collections from foreclosures and bankrupt owners is established.

**A motion is made to approve the December, 2009, financials.
Motion is seconded and approved.**

PRESIDENT'S REPORT:

The drainage repair on Timber Pond has been estimated to be in excess of \$2,000; it should be completed by mid-February. Howard will report on the progress of the repair.

Freezing temperatures for the extended period of time, led to several plumbing and irrigation issues, which have been repaired.

A Plantation Oaks Board member has approached Sawmill Lakes to consider sharing a private security company for routine patrols during school breaks. After discussion, and

based on past experience, the board agreed to wait to make a decision until information regarding costs and numbers of patrols has been submitted by Plantation Oaks for consideration.

A Homeowner has volunteered to update the message boards. The Board wishes to thank Hal Hitch for his diligent help to maintain these in the past. Diana is in the process of compiling a master list of volunteers for Board Members.

MANAGERS REPORT:

Kimberly reported on another option for the dumpster – a gravity lock dumpster. The Board wants to get away from a dumpster and asked Kimberly to pursue the option presented last month that included 3-4 individual trash bins with weekly collection.

Kimberly reported that a number of ponds had reported dead fish due to the cold. The lake maintenance service company has been called to clean up the fish. This has required several visits.

Several irrigation/plumbing problems due to the cold have been reported and repaired as noted above.

Kimberly is continuing to look for three contractor bids to repair/refurbish the playground and to offer pressure washing /roof cleaning to the community.

UNFINISHED BUSINESS:

1. Directory: Complete and waiting to be delivered to those homeowners who did not come to the clubhouse to pick it up as offered.
2. Distressed Properties: Howard will continue to monitor and report. Kimberly will provide details on who is maintaining each of these properties.
3. Dumpster – Kimberly will obtain a quote for 4 trash bins and will secure an estimate for a enclosure to hold the bins.
4. Wild Hogs – no activity at this time

NEW BUSINESS:

1. A motion was made to appoint Kim Allerton to the position of Secretary to fill this recently vacated role. In addition, a motion was made to appoint a new Board Member, Carol Leighty, who will serve as Treasurer for the remainder of Trish Shilling's term. The Board approved these motions unanimously. The Board and May Management welcomed Carol to the Board and thanked her for her willingness to help.
2. Athletic Field: The Board has approved the work order to treat the sports field which will require that the field be closed for approx. 6 weeks. Kimberly is finalizing the details for the repairs on the field. She will notify the Board of

the start and end dates for the work. The closing date will be posted on the entrance message boards and a community email will be sent.

COMMITTEE REPORTS:

1. ARC – no report
2. Civic Affairs – Mr. O’Malley was present to share information regarding proposed Amendment Four. A consensus was reached that information on Amendment 4 will be posted on the SML website. Information on both sides of the debate surrounding this Amendment will be posted.
3. Communications – No report
4. Community Affairs –No report
5. Covenant Enforcement – No report
6. OM&W & Landscaping – No report
7. Safety and Security – No report

OPEN FORUM:

Homeowner, Mr. Armstrong, was present to express concerns over the difficulty that he has had in changing the amount of his semi-annual dues that are withdrawn automatically through EFT. Diana explained that there was a form mailed out with the notice of increase in dues which needed to be completed and submitted to May Management authorizing the change in debit amount from his personal checking account. This form required to initiate auto-debit or to change the amount can be obtained from May Management at any time.

ADJOURNMENT:

The meeting was adjourned at 7:20pm