

SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 16, 2010
AT SAWMILL LAKES CLUBHOUSE
PONTE VEDRA BEACH, FLORIDA

Present: Diana Rawle, presiding and Directors, Corey Wiles, Carol Leighty
Recording Secretary: Lynne Sopchak
May Management: Kimberly Hamm
Absent: Howard Wallenstien, Kim Allerton

ESTABLISH QUORUM/CALL TO ORDER: Diana Rawle recognized a quorum of the Board was represented and called the meeting to order at 6:00 pm.

Minutes: **Motion for the February Minutes to be approved. Motion seconded and minutes are approved.**

FINANCIAL REPORT:

Carol reports that there was no significant variance in operating expenses for the month of January. The cost of printing the directories was recorded in January, creating a negative variance in that line item. There is a positive surplus of \$3,400 overall, primarily attributed to income from late fees.

There is an increase in the Reserve Fund of \$42,447 due to January assessments and interest income.

There are 2 CD's maturing in March and April. Carol will make a comparison of interest rates and make a recommendation.

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

PRESIDENT'S REPORT:

A discussion ensued regarding the severe winter weather and the challenges many homeowners will face to repair lawns. The Board agrees that leniency is necessary into the spring to allow homeowners time to arrange for recovery and repair. Homes with weeds and other landscaping issues will be still be contacted. Kimberly will ask R&D to submit recommendations for our owners to help them with the process, and Corey will draft a Board introduction to go with it. This will be sent out by email blast.

MANAGERS REPORT:

Kimberley reported that she is working with Laura Morey on the Community Garage Sale, and has also been in coordinating with volunteers conducting the Easter egg hunt on the 27th. She has verified that it is safe to conduct the egg hunt

on the lawn around the sports field.

Kimberly has submitted one is continuing to look for two additional contractor bids to repair/refurbish the playground. Diana indicates that the HOA has \$5,500 in the Reserve Funds for playground repairs, budgeted for 2012. There is an additional \$48,000 for complete replacement in 2015. Once the three bids are secured, a decision will be made regarding the amount to spend and which items to refurbish/replace. It appears the life of some of the playground equipment was not as long as originally expected since much of it requires replacement now. Kimberly prepared draft revisions to violation letters. With minor modifications, the Board is pleased with the tone of the letters and directs her to proceed with the revisions. Corey agreed to review the final drafts prepared by Kimberly for final approval.

UNFINISHED BUSINESS:

1. Directory: Delivery almost complete.
2. Distressed Properties: At this time there are six empty homes identified. Lawn maintenance on one property had been suspended, but it can not be confirmed why. Maintenance will resume as necessary.
3. Dumpster – Kimberly presented Bob Bellair’s proposal for a garbage can storage units. Additional research is needed to determine if the plan of 4 cans will be enough to contain all the necessary trash from the clubhouse area weekly. Kimberly will review again.
4. Wild Hogs – A new vendor has been identified to trap the hogs; however at this time, little activity has been reported. Residents will be urged to notify the Board when activity resumes.
5. Recreation Field – Treatment and restoration has begun and results are pending.
6. Violation letters – Currently under revision.
7. Website Review – Conversation are pending with the Webmaster.
8. Playground Proposal – Contractor bids pending.
9. Board Training Sessions – a date will be set following distribution of possible training topics. Kimberly will provide topic options.

NEW BUSINESS:

1. Resolution of Account #6001 – After discussion and review of the communications relating to this issue, the Board and the Covenant Enforcement Committee agree that a reduction in fines is appropriate. . The Board also agreed that the accrued annual dues and related late and collection fees must be paid in full.
2. Pressure washing – Handyman Bob Bellair, can not pressure wash the entrance sign caps or sidewalks. He does not have the necessary equipment/truck. It is decided to pursue commercial vendors for quotes.

3. Signage requests - A homeowner has requested that “No Trespassing signs be placed along the front entrance lakes which have frequent fishing activity. The Board discussed the matter and agreed that signs are not necessary at this time, nor is it felt it would eliminate the occasional fishing on property behind residents’ homes. Asking the person to move on to common property or calling the SJCSO is considered the best action in this case.

Several pets have been observed in the pool and pool area. The Board agrees that a “No Pet in the Pool Area” sign is needed. Kimberly will look into the proper wording, colors, etc. to match the existing signs and will obtain quotes.

4. Increased vandalism – following increased vandalism occurrences in the neighborhood, it is agreed to proceed with sharing the cost of off duty police patrols with Plantation Oaks and Odoms Mill. The cost is expected to be approx. \$25 per patrol. The scheduling of these patrols will be worked out by Diana with the other communities. The Board hopes an increased presence of marked SJCSO patrol cars will deter the activity.

COMMITTEE REPORTS:

1. ARC – no report
2. Civic Affairs – Angela Diaz is spearheading the effort to have sidewalks installed from Sawmill Lakes to Mickler Landing.. She has a group who is actively preparing a presentation to promote the project. This group is not a Sawmill Lakes group, but contains residents from all over the area affected. She will submit the presentation to the Board to request formal support from Sawmill Lakes.
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:

A new homeowner appealed to the Board to reverse the ARC decision disallowing the installation of a vinyl fence on his property. His yard has been inundated with wild hogs and the lawn has been repeatedly damaged. The Board agrees to walk the owner’s property before rendering a final decision.

ADJOURNMENT:

The meeting was adjourned at 7:45 pm