

BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD MEETING
Leon County Library Northeast
5513 Thomasville Road
Tallahassee, Florida

draft 2/11/20

February 5, 2020

ATTENDEES

Board Members

Christine Boulos; Lori Fahey; Barbara Lauer; Leslie Smernoff

Association Manager

Danny Hayes

Homeowners

Allie Orange; Chip Orange; Jo Ostrov; Steve Ostrov; Michael Smernoff

CALL TO ORDER

The meeting was called to order by President, Lori Fahey, at 12:04 pm.

NEW BUSINESS

Leslie Smernoff suggested the Board consider adding 2 or 3 benches around the neighborhood similar to the one by the Lawson home. She noted that the benches would serve as a spot to rest for those walking as well as for conversation. Leslie will check into the pricing and get that information to the Board.

APPROVAL OF PREVIOUS MINUTES

The motion for approval was made by Christine Boulos seconded by Leslie Smernoff and unanimously approved.

UPDATES AND PROGRESS/COMPLETION

a. The Bellflower Court Drainage project is still under review. Danny has a meeting with Mayday on 2/7/20 to further discuss this. The focus will be on adding additional rocks so that each side of Bellflower Court is the same. It was noted that although the rocks are helping it has not controlled the water coming off of Bellflower.

Regarding drainage throughout the neighborhood, Leslie noted that drainage A is open and appears to be performing appropriately. Drainage B at Bobbin Brook Circle and Bellflower Court is in need of clean out. Drainage C was purposely abandoned by previous Board action. Drainage D is fine. Drainage E and F were previously combined and need to be cleaned out. Leslie noted that it is the associations responsibility to complete this maintenance. Of course, homeowners adjacent to these areas should also assist in this maintenance and should ensure debris is not placed into the culverts.

b. Mogol's estimate to replant the islands was discussed. Sod will not be included as we do not have irrigation at the islands. Option 2, from the Mogul estimate will be the primary focus, with asiatic jasmine and lirope used. The work should be done in February when there is plenty of rain to establish the plants.

c. The pond clean up was discussed at length. Leslie Smernoff provided photos of before and after the clean-up. The pond currently is clear and looks remarkably better. There is a concern about the trees and limbs hanging into the pond as well as homeowners placing yard debris into the lake. There are a substantial number of limbs and trees in the bottom of the lake. Leslie had Millers Tree Service look at the debris in and around the lake. They will provide an estimate to clean it out.

As the Association has a 60' easement from the middle of the pond to the outside edges we need to know exactly where on the shoreline our easement lies. This will require a survey. Barbara Lauer motioned, which was seconded by Leslie Smernoff to proceed with the survey. This motion was unanimously approved.

Leslie also suggested a letter to all homeowners with property adjoining the pond advising them they cannot place yard debris into the lake. The Board agreed and Leslie will send the letter.

The need for continuing maintenance on the pond was discussed. The association is charged with having the chemical maintenance done on a quarterly basis as well as drainage clean out. We will also explore the placement of an aerating system in the pond. Leslie will secure estimates on the electric line for such purpose. A motion was made by Barbara Lauer, seconded by Leslie and unanimously approved to secure the estimates.

Jo and Steve Ostrov presented Leslie with a gift thanking her for her diligent work on the pond.

d. The placement of stop signs at Bobbin Brook Lane and Bobbin Brook Circle was discussed again. It was decided by the Board that Danny research the placement of rumble strips on the road instead of stop signs.

e. Danny will determine if the branches hanging down on Maclay Road, blocking a clean sight line pulling out of Bobbin Brook Way, to the east are on county, association or homeowner property so the Board can pursue cutting them back.

PROJECTS

a. Danny will research having reflectors at the site of each fire hydrant nailed into the road pavement.

b. The Board agreed that we should not pursue having the sprinkler system at the entrances repaired as the plants are native to our area. He will pursue having a sprinkler system installed on the island at the conjunction of Bobbin Brook Circle and Bobbin Brook East.

c. All agreed that a welcome committee for our neighborhood should be put into place. A gift basket will be delivered containing the directory, a contact/informational flyer, Facebook page information, and book club announcement. Allie Orange volunteered as did Jo Ostrov. Danny will place a notice on our webpage about the formation of such a committee.

FINANCIAL REPORTS

The financial information was provided in a handout. Steve Ostrov asked about the funding for repaving the roads. That repavement should not be needed for several years and we are on target for

the full funding of that project. Currently there are some repairs that are needed. Danny will look into that.

All dues, except 1, are paid.

Allie Orange asked that the Board determine who owns the property that is by the Covington home. Financially this may be an issue as the Board continues its research of the drainage for the entire neighborhood and the associations responsibility for any maintenance.

LEGAL UPDATE/BEAN LAWSUIT

Lori and Danny recently provided testimony on this lawsuit. So far legal fees have been denied but the Beans are now requesting a jury trial.

FUTURE BOARD MEETING SCHEDULE

The Board meetings for 2020 are as follows:

April 1, June 3, August 5 and October 7, which is the annual meeting.

NEW BUSINESS

a. The community directory that Lori Fahey produced last year was discussed regarding updates. It was agreed this only needed to be done every two years.

b. The Association does have a newsletter on our website and we have a Facebook page. It was agreed both need to inform our community when a new owner moves in.

ADJOURNMENT

The meeting was adjourned at 1:37 pm. The motion was made by Christine Boulos, seconded by Leslie Smernoff and unanimously approved by the board.