

**Bobbin Brook Homeowners Association  
Minutes of the Annual Meeting  
October 5, 2014**

The annual meeting of the Bobbin Brook Homeowners Association was held October 5, 2014 at the Forest Meadows Park conference room, and was called to order by Board of Directors President Palmer Williams at 4:30pm. Treasurer Jim Eaton, and Board of Directors members Janet Ferris, Dan Thompson, and Dale Elrod were present, along with approximately twenty-five homeowners. Homeowners in attendance were asked to sign in. A quorum was not present, in that the required 49 lot owners were not in attendance. The owners who signed in were as follows:

Palmer and Leslie Williams  
Jo and Steve Ostrov  
Nancy McClure  
Cheryl and Bill Hunter  
Leslie and Michael Smernoff  
Paul Cureton  
Richard Greenberg  
Pat Dugan  
Dan Thompson  
Allie Orange  
Jim Eaton  
Liz Shashaty  
Kathy Bye  
Susan and Charles Stratton  
Robie Drew  
Amy Wetherby  
Dean Gioia  
Skeets Lawson  
Janet Ferris  
Dale Elrod

Palmer officially presented the Meeting Notice and Agenda, noting that the meeting notice was properly given to all Bobbin Brook property owners. Palmer stressed that no official action could be taken at the meeting due to the lack of a quorum, but indicated that the minutes from the last meeting, held on February 9, 2014, were available. Palmer then introduced the Board of Directors, and asked the homeowners in attendance to introduce themselves.

It was noted that no budget had been developed yet, but that it would be available when the annual dues notices were sent. Palmer thanked the Board and residents for volunteering to assist in Bobbin Brook governance and various projects throughout the year. Palmer also informed the homeowners that the Board met

with Patrick McKee in February to review and update all insurance coverage for Bobbin Brook, and stated that a few changes were made.

The next report was from Board Member Dale Elrod regarding Bobbin Brook's roads, and the Bobbin Brook Way bridge. From several consultations with contractors, it appears that fill dirt around the bridge was seeping out from around the culverts, causing holes in the pavement. Although the Board wanted to attempt a repair to the culverts, the consensus of the experts was that they had to be replaced with new culverts. The bridge was successfully replaced. Dale also noted that several homeowners had observed areas where the road edges were "washing out", leaving the pavement unsupported. The road contractors provided an estimate for stabilizing those edges, and the work was completed. Also at the request of homeowners, reflectors were placed on the roadway, but that project was not complete. When the contractors return to finalize the bridge replacement, which includes correcting a dip in the roadway caused by settling, the rest of the road updates will be completed. A homeowner raised the issue of an area on Bobbin Brook Circle where the City had repaired a water main, but did not properly replace the asphalt on the roadway; Dale said he would look into the issue.

Palmer asked Duane Putney to report on his efforts to generally improve the subdivision's appearance. Duane and other homeowners had noted a general deterioration of the appearance of Bobbin Brook, which in some instances was caused by plant growth impinging on the roadways. Those overgrown areas also posed a concern for safety, in that they did, or had the potential to, block visibility. Duane and his wife Louise identified approximately 20 lots where plant growth was coming onto the roadway (and therefore on the Bobbin Brook easement). Quotes were obtained from two landscape maintenance companies to perform the work, but one indicated that he did not have the time to complete the project. Shamrock was therefore chosen to do the clean-up, and then later chosen to do the general monthly maintenance for the subdivision. Duane also supervised the extensive rehabilitation of the traffic island at the intersection of Bobbin Brook East and Bobbin Brook Circle. The project was fairly complex, due to the need to run water to the island, but it was successfully completed by Duane and Shamrock. A new resident, who owns Goody's, pressure washed the bricks on Bobbin Brook's traffic islands without charge. On behalf of the Board and Bobbin Brook's residents, Palmer thanked Duane for his efforts on these important beautification and safety projects.

The next report was the Treasurer's Report, given by Treasurer Jim Eaton. Jim explained that although our funds were in excellent shape, he supported the Board's desire to increase the annual dues by 5% to provide sufficient funding for the inevitable future repaving of the roads. Jim also pointed out that although we know what the last repaving cost, it is very likely that the next repaving will be considerably more due to anticipated cost increases for such projects and our generally aging infrastructure (like the bridge). The next annual dues statement would therefore be in the amount of \$662, and would include the 5% increase. Jim

then went over the proposed budget, and copies were provided. Palmer indicated that a new dues statement would be sent as soon as possible.

Dan Thompson gave the next report on behalf of the Architectural Control Committee. Dan indicated that a new house would be built on the vacant lot close to the Bobbin Brook Way entrance, and that the new homeowners had properly submitted and obtained approval for the construction. Another homeowner had submitted a request to build an outbuilding on his property; that project was also found to be in compliance with BB requirements and approved.

In regard to the Agenda item on Election of Directors, Palmer stated that due to the lack of a quorum, we would continue with Bobbin Brook's current directors.

There was no report from the Street Light Committee, due to the absence of the Committee's chair, Kelly Johnson.

On the matter of the Bobbin Brook Directory, Liz Shashaty reported that a list of homeowners was obtained from the Property Appraiser's Office, but that it would also be important to obtain email addresses from each property owner. There was a brief discussion about the need for email addresses, with emphasis on the ability to quickly communicate with residents in emergencies or to provide important information. Liz will continue with the project, and the Board will pay for printing of the Directory once it is complete.

Jo Ostrov and Nancy McClure provided an in-depth report on their proposal to amend the Bobbin Brook Restrictive Covenants to permit chickens on residents' properties. Copies of the pertinent portions of the Covenants were provided. Jo explained that they were committed to properly informing homeowners about the issues related to the proposal, and to dispel any concerns or misconceptions about the issue. Jo stated that the objective was to permit the raising of chickens only (i.e., no roosters), and that great care would be taken to ensure that the chickens would not be seen or heard by adjoining property owners. Jo pointed out that although some homeowners expressed concerns about even five chickens on a property, Bobbin Brook permits horses on lots of 3 acres or greater. Both Jo and Nancy have done a considerable amount of research and preparation for the amendment, and acknowledge that they must obtain notarized signatures from 75% of the lot owners in Bobbin Brook.

Questions were posed by those in attendance regarding the chicken proposal. One homeowner expressed concern about whether the chickens would attract predators that could harm pets, but Jo indicated that the coop design would prevent any predatory animals from success, and that garbage cans and outdoor feeding stations for pets also attract predators. Jo explained that anyone wanting to raise chickens would be subject to the highly restrictive rules and regulations developed by the Chicken Committee, and that every proposed coop (and chicken ownership) would have to be specifically approved by the Committee. Jo and Nancy passed out their

proposed rules and regulations; Dan Thompson will assist in putting them into proper form. Jo finally noted that she had asked Leon County if there had been any complaints submitted to the County regarding the ownership or raising of chickens in areas where they are permitted; the County indicated that there were none. The project will continue to be managed and supported by Jo and Nancy, and the Board of Directors will not take a position on the issue.

There was no other new business to be discussed.

The meeting was adjourned at 5:50pm.