

MINUTES FROM BOBBIN BROOK HOMEOWNERS ASSOCIATION ANNUAL MEETING

4:30pm Forrest Meadows

March 4TH 2012

Present: Kathy Bye, Cricket Mannheimer, Janet Ferris, Bill & Cherly Hunter, Duane Putney, Dale & Barbara Lauer, Ken Katsaris, Palmer & Leslie Williams, Dan Thompson, Richard Greenberg, Marilyn Seay, Lynne & Skeets Lawson, Bob & Ginny Lindquest, ~~Clude Lister????~~ Mark Aliff
Clanda Lister

The meeting began promptly at 4:30pm with President Kathy Bye welcoming everyone and asking each attendee to introduce themselves, along with where their home location in the neighborhood.

First on the agenda was the presentation of the Treasurer's Report for 2011/12. Palmer explained the necessity for the Board of Directors to vote for a 5% increase in our annual dues. He pointed out the importance of being able to continue adding money to our "Roadway Fund Account" for future paving and repairs, so that we could avoid a costly assessment.

Kathy announced that after 15 years she would be stepping down as President of BBHOA. At the next Board of Directors meeting we will elect and vote on new officers. We all thanked her for the great job she has done, and congratulated her on being honored as *one of the 25 women you need know in Tallahassee.*

A progress report on lighting both entrances to Bobbin Brook was given. Cricket explained she has received bids from both Illumination Inc. and Tallahassee Nursery. The cost will be about \$10,000. Everyone present at the meeting agreed it would be nice to have the entrances relight, including a solar sensitive timer, so lights would go on at dusk and off at dawn. The decision was reached that we will move forward with this project, including cleaning the pillars.

At this time Skeets ask if there was any possibility of readdressing adding streetlights to the neighborhood. Duane explained, historically when the development was created it was thought that the residents would have their own lights at the end of their driveways and this would provide adequate lighting for the neighborhood. Another suggestion was made by Ken Katsaris that maybe we could install a few lights. Palmer pointed out the bylaws state that without a quorum present at this meeting we could not make a decision on adding lights to the neighborhood.

Next item on the Agenda was maintenance. Kathy asked Palmer to give a report on the wooden rails issues:

- 1). The removal of the rotten rails leading up to the corner of Gentian Court.
- 2). The rails by the "green" pond
- 3). The rails on the bridge.

After discussion on the purpose of the rails (whether they severed as an aesthetic or a safety feature) we all agreed the rails should be painted and repaired. Jim Eaton will be responsible for replacing the segment that he took down for work done in his backyard.

The next item of Maintenance was the drainage problems. Ken asked Palmer to give more details. Palmer continued by explaining that many of the ditches needed to be cleaned. When we experience heavy rain storms, water rushes down the hill towards the "green" pond and puddles on the roadway

which has caused a car to skid and hit a tree. Kathy added the price of a culvert at this area would be approximately \$20,000.00. This matter will be discussed at the next Board of Directors meeting. Kathy asked if there were any other "maintenance" concerns for the neighborhood. Bill Hunter expressed his concern with the speed of cars passing in front of his house. He wanted it noted on the record that vehicles' coming around the curve are not staying in their correct lanes and are going too fast. He feels it is accident waiting to happen and he believes that someone could get killed. This generated much discussion on how to solve this problem.

The suggestion made were: Reverse stops signs

Add speed bumps or traffic calmers

Reduce the size of the island that now exist

Reflectors in the middle of the road

Have a sheriff give speeding tickets

Contact FDOT or the city and have an expert tell us the best solution

Call City regarding traffic control

Last item on the agenda was to review the Restrictive Covenants of BBHOA. Kathy asked Palmer to prepare and to read a summary version of the Covenants that govern our neighborhood. She explained that the Board of Directors also serves as the architectural control committee.

Please refer to attached document.

During Palmer's presentation of the (Abstracted) Covenants several items came up for discussion:

- 1). Restriction of chain link fences
- 2). Adding a policy to the Covenants regarding fences
- 3). No "RV"s are permitted to park in driveways
- 4). No yard signs unless your home is for sale...this includes campaign sign.
- 5). Unpaid dues, there is only one neighbor who has not paid after several attempts to contact them.
General conscience at the meeting was it is time to take legal action against this household.
- 6). The question was ask, "do you need permission to remove trees from your lot?"
Kathy and Palmer both explained , no you do not, but any structural addition must be submitted to the Board.
- 7). Some home owners have not submitted their plans to the Board before beginning construction.
- 8). We need to remain tough on making sure homeowners know the restriction in the neighborhood.
- 9). Send a letter to all neighbors reminding them of the covenants of our neighborhood.