

Bobbin Brook Homeowners Association
Minutes of the Annual Meeting
Sunday, August 23, 2015

The annual meeting of the Bobbin Brook Homeowners Association was held at the Forestmeadows Park conference room, and was called to Order by Board of Directors President Palmer Williams at 4:35pm. Vice President Dan Thompson, Secretary Janet Ferris, Treasurer Jim Eaton, and Board of Directors member Dale Elrod were present, along with approximately twenty-three other 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
Janet Ferris
Vivien Szutu and Daniel Bean
Marilyn Seay
Barbara and Dale Lauer
Robie Drew
Chris DeRosier
Anne and Lamar Rowe
Susan and Charlie Stratton
Duane and Louise Putney
Liz Shashaty
Dan Thompson
Allie Orange
James Eaton
Kelly Johnson
Beth Lewis
Leslie and Michael Smernoff
Skeets Lawton
John Marks
Jenna Lockwood
Dale Elrod

Palmer officially presented the Meeting Notice and Agenda for the meeting, and stated that notice was properly given to all Bobbin Brook property owners on July 20th, as provided by the By-Laws. In that a quorum was not present, Palmer informed those present that we would proceed with the meeting, but could not conduct any official business. Palmer discussed the handouts available to all present, which included the minutes of the last meeting, a treasurer's report, a draft

of the new Bobbin Brook Directory, and abstracted restrictive covenants for Bobbin Brook. Due to a lack of a quorum, the minutes were made available, but could not be approved.

Palmer asked that all attendees introduce themselves.

In his Report, Palmer thanked Vice President Dan Thompson for handling matters while he was on vacation, and noted that Dan is the Chair of the Architectural Control Committee. Palmer also recognized Jim Eaton for his long and excellent service as Treasurer, and Dale Elrod for his work on Bobbin Brook's roads and bridges. Palmer commended Duane and Louise Putney for continuing to work with our landscaping company to perform much needed maintenance, and for monitoring the extensive landscaping work on the Bobbin Brook East/Bobbin Brook Circle island. Liz Shashaty and Jenna Lockwood were acknowledged for their hard work on the Bobbin Brook Directory, with special thanks to Liz for arranging and hosting a wonderful community-wide get-together.

As a reminder, Palmer stressed that Bobbin Brook's covenants do not permit the posting of any signs, other than a "for sale" sign, on individual property. The prohibition also applies to political signs.

Palmer provided an update regarding the Board's decision to hire an attorney to seek unpaid dues from a long-delinquent homeowner. Many emails and letters were sent to the homeowner over the years to ask the homeowner to comply, but all were unsuccessful. The decision to litigate the matter was carefully considered, and was ultimately undertaken on behalf of all residents who faithfully pay their annual dues. The attorney's fees were minimal, so the effort was very successful.

In his Report, Treasurer Jim Eaton asked everyone to review the documents he had provided that summarized the budget, revenues, and expenditures for the HOA. The largest expenditure was approximately \$42,000 to North Florida Asphalt for reconstruction of the Bobbin Brook Way bridge. Jim noted that a significant responsibility of the HOA is road maintenance, which includes the bridge. Because the bridge was deteriorating and in bad condition, new culverts had to be installed and the bridge resurfaced. The work on the bridge was essentially a complete replacement and not a repair, due to deterioration of the metal culverts. Jim also pointed out that a portion of our annual dues are placed into a fund for road resurfacing, which is very expensive. The last time the roads were resurfaced, the cost was approximately \$250,000, so annual increases in our dues are necessary to continue to build up the balance in the fund. Other expenses of note this year were for removal of trees that fell across or into roads, which may continue to be an issue in the future. This year's dues were \$695; last year, revenue collected was \$145,015.82.

A question was posed about the cost of landscaping services. Duane said that estimates were obtained from three companies, and Shamrock was a little higher but is doing a much better job than the previous company—Duane pointed out that the prior company was not doing much and Bobbin Brook was getting overgrown, which significantly decreased visibility on our roads. Another question was asked about when the next road resurfacing would have to be done; although that cannot be identified with certainty, it probably will not have to be done for another 10 years. A discussion followed regarding whether the HOA should be formally segregating money that cannot be used for anything other than the road resurfacing. That is essentially what is being done, but the Board could look into a more formal structure. Palmer reminded those present that all dues are payable by the end of September.

Dan Thompson provided his report from the Architectural Control Committee. Dan stressed that the work of Architectural Control is designed to ensure that all building projects are completed in accordance with Bobbin Brook covenants and are properly within specified setbacks. There were three applications for projects on existing properties this year: Lockwood (Outbuilding and Garage); McClure (Outbuilding and Garage); and Bean (Fence). All were approved. One new home project apparently started to encroach on the adjacent landowner, but that issue was resolved between the two property owners.

Dale Elrod discussed the new Bobbin Brook website, which can be found at BobbinBrook.com. Dale explained that the intent was to have a centralized place for covenants, HOA meeting minutes, budgets, and other information. It was also designed to contain a list of residents, and provide a means to notify residents about important, time-sensitive issues (crimes in the neighborhood, lost animals, etc.). Dale explained that residents can access the resident list on the website, although there were apparently numerous people who did not get the email explaining how to get access to the list. The notice will be re-sent. Mr. Bean noted that the covenants on the website are not complete, and that will be addressed. Palmer would like to send a letter to residents to explain the need for email addresses, and to provide full information about the website and homeowner access.

Duane Putney gave an update about the landscaping and maintenance. He is still working closely with Shamrock to ensure that everything is done properly. Duane feels that they are doing a pretty good job, but he wants them to be vigilant about tree limbs and vegetation that encroach on roadways. Since Duane has generously agreed to try to work with experts to clean up the Bobbin Brook pond, he also provided an overview of that process. The green substance on the pond is duckweed, not algae. Duane met with a biologist in June, who recommended that a quart of a specific herbicide be placed in the pond in June to kill the duckweed (but not anything else). In November, another quart will be dispersed into the pond, and that should kill the remaining duckweed. After that, carp will be introduced to keep the pond clean. Duane encouraged all residents to refrain from using yard chemicals and fertilizers, since runoff from all over the subdivision may eventually

reach the pond and contribute to the problem. Duane also asked attendees if there is interest in redoing the entrances—the plantings are old, unattractive, and in need of updating. Duane noted that at least one island on Bobbin Brook Circle (by the Evans house) needs attention, but there was no agreement regarding what should be done—the Strattons feel that island slows down traffic and want to keep it, but the Evans want to remove it.

Regarding the election of Directors: Since there was no quorum, the current directors will remain in place. However, Palmer asked that anyone interested in serving on the Board should contact Palmer.

New Business:

1. New resident Daniel Bean raised the issue of drainage. Mr. Bean asserted that the culverts under Moonseed Court have been blocked for years, and contended that the alleged blockages are causing water to back up onto his property. Palmer stated that the Board obtained proposals from two engineering firms for engineering advice regarding the drainage on Moonseed and whether any action needs to be taken. One firm will be retained to advise the Board, and residents will be kept informed regarding the issue. Palmer cautioned that water issues and drainage are complex, and trying to address them, in the context of the HOA's responsibilities, will be difficult.

2. Beth Lewis and Kelly Johnson discussed the problem of a neighbor who has commercial trucks and junk in his yard. They asked that an official letter be sent to the homeowner pointing out that such issues violate Bobbin Brook covenants (and possibly county ordinances) and must be addressed. Palmer assured Beth and Kelly that the Board understands the importance of the matter will pursue it aggressively.

There were no other matters raised, and the meeting was adjourned.