

BOBBIN BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOREST MEADOWS ATHLETIC AND RECREATION CENTER
4750 NORTH MERIDIAN ROAD
TALLAHASSEE, FLORIDA

JUNE 12, 2018

CALL TO ORDER

President, Daniel Thompson, called the meeting to order at 5:35 p.m. after the minutes from the January 18, 2018 meeting were distributed. Also distributed were the agenda, the maintenance contract for Shamrock Landscaping and Leon County's Waste Disposal Guide. A quorum was established.

ATTENDEES

Board Members

Dan Thompson
Christine Boulos
Barbara Lauer
Jenna Lockwood

Association Manager

Danny Hayes

Homeowners

Li Chen
Cheryl Hunter
Bill Hunter
Cricket Mannheimer
Liz Shashaty
Leslie Smernoff
Michael Smernoff
Susan Stratton
Charlie Stratton
Vivien Szu-Tu

APPROVAL OF PREVIOUS MINUTES

The minutes of the January 18, 2018 were unanimously approved following a motion by Jenna Lockwood which was seconded by Barbara Lauer.

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REPORT ON DRAINAGE

Manager, Danny Hayes, gave a brief overview of the repairs that were made and the status of functionality. Some residents stated they do not like the black fabric. There was considerable discussion about various materials that could be considered: current fabric, asphalt, concrete, or gravel and whether homeowners should be permitted to make the choice for their own area. The Board indicated a preference for having consistency throughout Bobbin Brook, and asked Danny Hayes to provide the Board with cost estimates.

CAPITAL IMPROVEMENTS

Discussion ensued about capital improvements and the need for a five year plan. One plan was already developed by Dale Elrod but some homeowners expressed concern that it needed to be expanded. Dale Elrod's plan will be placed on the website and it was suggested that owners review that plan making additional recommendations prior to the annual meeting. Palmer Williams, immediate past president of the association board, noted that the board is only responsible for easements, roadways and architectural control.

CURRENT CONTRACT FOR LANDSCAPING MAINTENANCE

The current contract with Shamrock's Landscaping and Lawn Care was discussed. That company currently charges \$850/month to the Association. That contract does not include cleaning out the easements. It was agreed that homeowners need to take responsibility to keep their own easements cleaned out. Association Manager, Danny Hayes will send the homeowners a reminder letter to this effect.

Our manager will also secure other bids for this service.

CURRENT WASTE DISPOSAL

The current requirements from WastePro were discussed. Homeowners are responsible to contact WastePro if they place items at the street for pick up that are not in their trash bins.

FRONT ENTRANCE

There was a discussion about the front entrances at Maclay Road. Lights have been out for an extended time. Two bids are being secured to have those replaced/reactivated. A bid was also secured to pressure wash the columns at the entrance. There was also some discussion about painting the entrance brickways with white paint. This was not favored by the members.

POND COMMITTEE REPORT

Committee member, Vivien Szu-Tu, presented a summary of the committee report, which is still a work in progress and was well researched and documented. They focused on the purpose of the pond, who is responsible for pond maintenance, what has been done to date to clean up the pond, and should all homeowners be concerned or just those whose property adjoins the pond.

The purpose of the pond is integral for stormwater handling, and is required under our stormwater permit with the County. Testing of the water showed some evidence of e coli but it does need to be retested. The report stressed that homeowners must ensure their septic tanks are pumped regularly. The report also noted that the drain fields need to be redone every 15 years.

The pond committee will continue to review this issue, the status of the water, the homeowners responsibility and this will be further discussed at the annual meeting.

FENCE AT POND

Jenna made a motion, seconded by Christina Boulos, to allow a repair to the fence for a maximum amount of \$500.00. This includes bids from 3 vendors. This motion was unanimously approved.

ANNUAL MEETING

There was discussion about the annual meeting which has not been scheduled or a location determined. It will be announced shortly.

UNFINISHED AND NEW BUSINESS

Trees

Homeowner, Charlie Stratton expressed concern with dead trees which need attention. Danny will check on these and as appropriate, notify the property owners.

Political Signage

Everyone was reminded that political signage is NOT permitted in our neighborhood.

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.