

Blairstone Forest Community Association
2010 Annual Membership Meeting
Myers Park Community Meeting Room

January 21, 2010

6:00 PM

Introductions

- Sign-In
- Email disclosures / Opt-out form available at front entry

- Homeowners Signed in, and picked up handouts provided
 - Food and drinks were provided for Homeowners
- Warees began introductions at 6:09Pm
 - Introduction of BFCA Board of Directors (Jill Harper and Jane McElroy) and others who support the BFCA and BOD – Treasurer (Vicki Marlatt), Co-Recording Secretaries (Charlotte Hicks and Debbie Taggart), Neighborhood Watch (Terra Sherlock), ACC Committee (Llona Geiger), Grounds Committee (Terry Tenold)

1. Presentation by Officer Susan Newhouse, Tallahassee Police Dept.

- Call reports and potential threats. Progress of the BFCA Neighborhood Watch Program.

Officer Newhouse and Officer Bill Faust discussed the BFCA Neighborhood Watch – remain vigilant and report any suspicious activity; they noted that Indian Head Acres is right next to us and is active in Neighborhood Watch as well

Officer Newhouse is taking on other tasks for TPD so Officer Bill Faust is taking over her role – he has 20 years experience. Officer Faust provided an overview and talked about how to be involved and make Neighborhood Watch effective; he encouraged the Homeowners to continue our Neighborhood Watch efforts.

A handout was provided that included reports and statistics including:

- Loud noises, trespassing, suspicious persons – there were 13 Suspicious persons reports for the year all called in by BF homeowners
- Robbery – this involved 2 people who knew each other and argued with allegations of money owed – turned into a fight and was then reported as a robbery
- Residence checks – 12 completed
- Officers noted that when residents will be out of town for more than 3 days, they can go to the Talgov website to request extra protection
- Overall good statistics for our neighborhood
- Thank you from Officer Newhouse for her work with us for the last 4 years

2. Presentation by Arthur Youngblood, Department of Financial Services

(Consumer Outreach Coordinator, Division of Consumer Services)

(Presenting on best-practices for insuring property in Blairstone Forest and current insurance regulation in the State of Florida)

- Concerns had been raised about insurance so he is came to talk about this
- State Farm FI – came to Office of Insurance Regulation (OIR) and asked for 47% rate increase; denied by DFS after review and State farm decided to pull out of state completely; not good for FL
- Just before Christmas, an agreement was reached between DFS and State Farm with a 14.8% rate increase for up to 125k policies statewide

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- Arthur recommended that we all look at the Declarations page of our homeowner policies to see if wind mitigation discount is listed and to see if we have this coverage; if not, he recommended that we call our insurance company and ask about it
- If someone needs an insurance policy due to nonrenewal or cancellation, DFS may be able to get replacement coverage. After State Farm FL said they would pull out, DFS contacted several companies and asked them to survey our neighborhood for potential coverage availability
 - FL Market Assistance Plan must be recommended by company dropping your coverage
- Question about continued need for flood insurance and possibility of getting a FEMA survey. Arthur noted that there is only one company offering flood insurance - National Flood Insurance Company. If questions, need to find out from your insurance company. Issues related to requirement for BFCA to continue to have flood insurance:
 - Need to go to city zoning and planning committee to request change
 - Issue with dam on Myers Park lake
- Arthur also noted an issue with use of lattice and open area under BFCA houses which presents a concern to insurance companies in providing coverage

3. Presentation by Stan Rosenthal, Leon County Extension Agent – Forestry; University of Florida

(Stan Rosenthal is an expert in the fields of horticulture and forestry. He has spent extensive time examining the Blairstone Forest Community, identifying potentially hazardous trees for individual homeowners and protecting the)

- Stan gave an informative presentation on “Storm resistant trees” – how to plant them and manage them
 - Discussed posting Stan’s PPT on BFCA website or link to Stan’s site which contains more slides
- Stan stated that BF is a beautiful neighborhood and thinks it is wonderful that we have preserved the forest in the middle of the city, but noted that we need to be selective and take out trees that need to go before they come down to preserve our diverse plant and animal community
- Stan informed us that BF is a beech magnolia forest – generally fire does not burn in those
- Homeowners asked about Recommended trees – Stan will put on his web site
- Question was asked about invasive plants in our neighborhood – what is being done by BFCA to deal with this problem?
 - Stan would do an invasive plant class if needed

4. Presentation by Joanie Trotman, Florida Association & Property Management, Inc.)

- Introduction of new services for BFCA homeowners
- Questions and Answers
- Warees introduced Joanie and talked about property management. The BOD began looking at property management last year as problems always fall on Llona and the ACC “bad guy” making her job very difficult. Jane McElroy did some research to see how the BOD could benefit from these services. i.e., lien filing fees, covenants problems, etc.
- The BOD looked at how to get help and decided on FL Property Management to do that at the direction of the BOD. The cost was looked at along with the budget to figure out how much money it could save and

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work within the budget. It is felt that this could make the BOD a more efficient and effective board with NO increase in Homeowners' fees for 2010.

- Joanie provided a handout with information about their services: company that assists Homeowner's associations to do their duties – to preserve the Association and collect dues. Cost is \$2700/yr for a one year contract. Joanie has 12 years experience doing this and evaluated our community and what our needs are before determining services and cost.
 - Lower fees by doing work we are paying an attorney for now that they can do; lawn maintenance services; collect dues; negotiate services at reduced costs; ensure that vendors do their jobs, etc.
 - Q&A - Process for having them involved - BOD decides action to take; residents can contact FAPM directly; FAPM will only be in neighborhood at request of the board
 - Will records be kept to evaluate and access their effectiveness? Yes – and available to Homeowners
 - Handle processing; logistical problems; be more professional association; we chose to do our own bookkeeping by volunteer; FAPM does not handle rental properties; if property is sold, they ensure that dues are paid
 - Joanie is available to answer questions – her contact information in on hand out
 - Discussed background and experience; checked references for several neighborhoods all gave exemplary reviews
 - Joanie will have power of attorney for the BOD
 - One homeowner expressed concern about retaining this company without prior approval of the homeowners. Warees noted that the Covenants allow for the BOD to acquire these services.
 - The BOD has acquired other services in this way – such as the current contract for hosting and maintaining the BFCA web site

5. Architectural Control Committee (Llona Geiger)

- 2009 activity report

ACC report

- Warees noted that Llona and the ACC are excited about getting help with property management as this has been a very big job for Llona to handle – she has needed help for some time
- Letter about parking on the street – must be off the road due to fire hazard and need to allow access to emergency vehicles
- Questions were raised about the split rail fences and ownership – prevents parking off the road. Jim Brock stated the rail fences are “usurping” the area that could be used for parking. Warees will follow up with Jim about his concerns.
- Discussed the fine on trees illegally removed on Harvest Pl by Markhor Investment
 - The house has been allowed to have concrete foundation – approved by ACC
 - Neighbors who are next to the new house have requested some sort of privacy fencing or buffer between the houses
- Question was raised about the house that appears to have been abandoned on Silverwood drive. It was noted that the City has put a sticker on door – the house is in very bad repair and neighbors are concerned about it. The BOD will let the new Management Company handle this problem.

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6. Neighborhood Watch Committee Annual Report (Terra Sherlock)

Neighborhood Watch Committee

- There continue to be vacancies for watch captains – contact Terra
- The TPD report covered most of the issues related to Neighborhood Watch

7. BFCA Annual Reports / Financial Reports for 2009

- 2009 accomplishments and initiatives taken by the BFCA BOD
- 2010 plans, programs and meeting dates
- 2010 budget and 2009 spending reports (attached)

BFCA Annual Report

- Accomplishments
 - Gazebo cleaned up and repaired
 - Retained services of Debbie Dowler as bookkeeper
 - Sent out newsletter and will send again – send any input to the BOD or on the Web site
 - Covenants changes came to BOD from homeowners – compiled into what was sent out
 - Neighborhood Walk Through and clean up completed – more to come this year with hopes of more participation from homeowners
 - Question about the drain that was filled up due to the water main breaks – the drain was cleaned out as part of that effort by the City but needs to be done again
 - Hazard tree removals have been completed with assistance in identification by Stan R.
- Income on report sent out – very difficult year as books were a “mess” and Debbie Dowling spent a great deal of time this year working on the books and getting them up to date and correct
 - Books are being balanced due to her efforts
 - Finance Charge – write offs of small amounts that were unclear; foreclosed liens cannot be recouped (Brookside example had thousands of dollars of dues but recent laws only allow one year back dues to be collected); cannot issue liens for fines, only for unpaid dues
 - Can see what was spent by category
 - City storm water permit fees
 - Included 2010 budget
 - Homeowners thanked the BOD for the information and hand out on finances and budget
 - BFCA CDs – 4 CDs exist for emergency funds at around \$4k each for 4 year term
 - Question was raised about BFCA CDs that existed in 1999-2000 that were valued at about \$75k – what happened to these? Warees was not here then but will follow up to see what he can find out.
 - There was a financial audit completed in 2006 for independent review of records so that may contain information

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8. Election of New Board Member

- There is (1) declared candidate for the open board seat:

Declared Candidates:

- Vesselka McAlarney, BFCA homeowner & resident
- _____ annual meeting nominations (write-in)
- Vesselka McAlarney– running for Board member and spoke to group about who she is and why she is interested in serving on the BOD – lives on the pond, has a dog, interested in helping out and maintaining the community
- Open floor for Nominations – NO nominations were made
 - Jill Nominated and seconded Vesselka
 - Charlotte will count votes and certify but initial count of votes received during the meeting were:
 - 50 Yes
 - 1 No

- **Additional Member Comments & Concerns**

- Ground water pump questions
 - Was the pump repaired? Yes;
 - Were the drain pipes capped? Yes
 - The pump was installed by the BFCA to pump in well water to keep water levels up and algae under control

Covenants:

Discussion of the proposed covenants and what to do next:

- Time line of covenants – what to do with the ones that were sent out? Requires 80% or homeowners to pass. This was first attempt to get feedback – items people are really interested in.
- Divide those that people indicate an interest in into categories and focus on those; conduct more workshops and discuss what is desired and what can be enforced?
- Discussed whether 80% is too high a requirement for passing changes and should we first think about changing that? Is 80% feasible – less or more? Is there a way to enforce things not in the covenants? Need way to change covenants or change rules as more and more renters and foreclosures
- Legality of covenants? Property Management Company and our attorney to look at them before voting.
- For now – the 'vote' is just to get feedback from homeowners. Can email Jane if want to ask questions or provide input. **Homeowners were asked to please provide input by 2/15/10**
- When done as formal process, it was noted that the Voting should be done in a way to allow anonymity without identifying the person casting the vote, but still confirm that those voting are authorized to do so

Warees expressed his "Thanks" to:

- Jill Harper leaving the BOD after serving for 2 years
- Jane McElroy for stepping in and helping out as Board Member when an unexpected vacancy occurred
- Terra Sherlock for her work on the Neighborhood Watch

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- Charlotte Hicks and Debbie Taggart for Secretary duties for the past 2 years
- Vicki Marlatt for her work on BFCA finances

Homeowners expressed their THANKS to Warees for his time, effort, professionalism and great work as President of the BFCA!

- **Adjournment of the meeting**

Meeting adjourned at 8:20pm