

BLAIRSTONE FOREST COMMUNITY ASSOCIATION
Meeting Notes 06.20.13

Call to Order 6:08p.m.

Board Members present: Mark Okasako, Bill Walter

Officers present: Suzanne Green

1. 3 previous meetings' minutes, needs to be transcribed from audio recordings
2. Grounds chair...needed
3. Drainage update, John Gorham said drainage issue is in buildup of leaves and drains being clogged with years of nature debris. Mad Dog, original developer, said drainage was intended to use natural topography with water flowing between the houses. However, it was up to the homeowners to keep the path clear. This was not maintained over the years and, in fact, some areas were purposely built up causing the water to back up into the street.

The Nickerson's have been suffering with this water flooding issue for years due to this compromised drainage. Mr. Gorham has submitted proposals to fix the drainage issue which includes replacing the pipe and drain with some mild regrading. The Nickersons expressed some concerns about the plan. They will be meeting with Mr. Gorham to go over the plan with him. There is a chance our attorney may need to be involved again.

4. Sign committee report...there were two bids (Super Signs & Apogee Signs). Super Signs was awarded the job.

Planter will be addressed separately, with two options:

Option #1 - expensive, entire replacement of planter, would require exposed area from old planter to be filled in

Option #2 - eliminate the lip and facing on both the island and side planters which would add about 7" clearance on each side

George Taylor initially did some work on it, lattice parts too.

5. Look into the possibility of converting private roads to city roads. City would pay for half the cost of conversion. The conversion would have to meet City specs. The first step is to have 100% of the homeowners sign a petition that they would like a cost estimate to be done by the City. City says that there is no need to create a second entrance/exit point for the neighborhood.

The alternative is to get private bids for us to replace the roads. The old bids which Joanie collected were in the range of approximately \$80,000 to \$100,000.

Looking at current situation, there are insufficient amounts of money to put into projects. Example: To replace the remainder of the long boardwalk will cost about \$15,000.

One problem is that we are not collecting assessments from everyone. There is approximately \$25,000 in back-assessments owed.

Probably will need to raise assessment amount to cover the cost of projects, save for road replacement, and emergency funds.

6. Rental issues

John Fox, created the rule on multi family rentals. This rule was amended by our attorney and voted in by the Board. It is now posted on the web site.

There was a complaint about street parking by multiple renters at a house on Silverwood. The complaint stated that they were parking in the road, on other people's property, and causing some damage to a mailbox. A letter was sent to the homeowner reminding her that the Forest is a single family home area (from the Covenants) and that she should consider this when the rental agreement comes up for renewal. She was also asked to have her tenants take more care when parking their vehicles.

7. Pond

Dr. McGlynn and his company began his first full month of their 6-month contract. They skimmed some algae and marked some wax myrtles

which will be cut down. These trees are leaning into the water. He suggested that we run the pump to raise the water level. This would make it easier to skim the algae. Also, the deeper the water, the less the algae will grow.

Invasive plants discussed.

8. Association Assessments

Considering raising the annual assessment by a minimum of \$100. One problem is that, since the last time the assessment was raised, recurring costs like the bookkeeper fee and insurance have gone up. The assessment has not risen to compensate.

Budget process started now so that we can prioritize projects and decide how much

One homeowner noted that Blairstone Forest town homes HOA is doing an exemplary job at maintaining neighborhood aesthetic and function.

9. One homeowner made a suggestion for the Annual Meeting. She wanted to know if presentations by outside speakers like Stan Rosenthal can start at 6:30pm instead of 7:30pm. That way the business portion of the meeting can start at 7:30pm. The Board thought this was a good idea, but wanted to check to see if this would be a violation of the bylaws.

10. Tree Issues

A large tree fell behind and between the houses of 1709 & 1711 Brookside. Bill spoke with the affected parties and looked at the tree. It was decided that it presented no danger to any house and could be left in place.

Gwen Harrison had twice made a request to the ACC to cut a tree growing into her house (porch) down, but was denied both times. She appealed to the Board. The Board noted that the Covenants state that the homeowner does have the right to cut down any tree within the approved site plan of the house. Since this tree was growing into that site plan, the Board decided that the homeowner had the right to cut it down. Therefore the Board granted the appeal (variance).

Additionally, the Board has asked the newly created Rules Committee to codify this.

The Board heard, with sympathy, about the branch which fell and caused major damage to the roof and structure of the Brewster home. Insurance was discussed. Also discussed was whose responsibility it is when a branch falls if the tree it came from was not on the homeowner's (whose house was damaged) property. Plus, if the neighbor who owns the property where the tree is located knew that the tree was dying or diseased and did not act on it, then they would be liable. If the tree was healthy and fell for no apparent reason, then the homeowners insurance covers it. If its negligence on owner of property that person pays for it

With respect to common grounds, it was suggested that a walk through should be arranged with Stan Rosenthal, Rosenthals@leoncountyfl.gov

Also discussed were grants, common areas, private ownership, and the Apalachee Land Conservancy.

11. Rules Committee

This newly created committee will be chaired and organized by Jonathan Fox. They will write rules which are not directly addressed by the Covenants or will clarify sections of the Covenants which it covers vaguely or broadly. They will submit a draft to the Board who may then send it to the Association's attorney. They will also work on the penalty (fine) schedule which will provide part of the framework for the proposed Enforcement Committee.

12. Enforcement Committee

This committee is still in the planning stage. The responsibilities and the membership still need to be developed.

13. New Business

The Board will be working on a budget to be finalized no later than November. This will help determine if the annual assessments need to be raised and, if so, by how much.

The infrastructure (boardwalk and roads) need to be replaced. About

half of the long boardwalk has been replaced. The other half will cost more due to changes in the building code. This section will require hand-rails since the walking surface is higher above the ground than the completed section.

The bridge to the gazebo is shaky. The structural integrity needs to be checked. Will the entire bridge need to be replaced or will just the boards need to be replaced?

14. Reports

The Property Manager was not at the meeting and did not send a report.

The Treasurer was not at the meeting. The Bookkeeper did send in the financial statements which were announced to all attendees.

The Pond Committee deferred to Dr. McGlynn's report which was discussed earlier in the meeting.

The ACC Chair was not at the meeting and did not submit a report.

The Neighborhood Watch Coordinator gave his report. The next Neighborhood Watch Meeting will be July 10th, 6pm-8pm, at the McLean Community Center. The guest speaker will be Robby Powers, Emergency Management Coordinator at City of Tallahassee. He will talk about emergency preparedness for our neighborhood.

The NWC also said that the police report did mention there was one arrest in the neighborhood...details forthcoming. He also reminded everyone about the next Neighborhood Walk which is scheduled for Tuesday, July 2nd at 7:30pm. Everyone should meet at the entrance sign. Finally, he also reminded everyone about the Sat July 13th breakfast 9am at the TLH center condo association hosted by the police department and Chief Jones.

Currently there is no Grounds Chair. The general grounds report is that Bill is taking care of reporting streetlight problems to the City. Homeowners should help with general duties like litter pickup when possible.

There is a pothole on Silverwood which needs to be filled in.

Welcoming Committee reported that four new residents were welcomed.

Newsletter Committee reported that the newsletter is going well. Colors and layout were discussed. The newsletter is printed four times a year.

15 Other Business

The possibility of taking over a house in bankruptcy for use as a meeting place was discussed.