

BFCA Board of Directors Meeting Minutes

Jack L. McLean Community Center

August 28, 2008

- Meeting was called to order by the BOD President at 7:00 PM
- Introductions of meeting attendees were conducted:

BOD Members: Warees Smith, BOD President; Jill Harper, BOD member; and newly appointed interim board member, Ellen Peyton.

Attendees: Charlotte Hicks, BOD Recording Secretary; Vicki Marlatt, Treasurer, Terry Tenold, BFCA Grounds; Terra Sherlock, Neighborhood Watch coordinator; Bill Wintermute, Bill Goldsmith, Rich Peyton, Clint Hudson, Harriette Hudson, Keith Hudson, Jane McElroy, homeowners.

Report of the Secretary:

- The minutes of the June 12, 2008 Board Meeting were reviewed and approved.

Report of the Board Members:

Board member vacancy: Warees announced that Rod Nedeau had resigned as the President. Warees moved to remove Sheila Smith and Rod Nedeau as authorized signatories on the FCCU account and add Warees. Jill seconded.

With Rod's resignation, Warees and Jill will coordinate to share Presidential responsibilities through the remainder of the year. A Board President for 2009 will be chosen by the board at the January annual meeting.

Warees stated that Ellen Peyton has agreed to fill the interim board member seat. She has lived here for 3 – 4 years, is on the ACC and is interested in being a permanent board member. A few other people expressed an interest. Jill and Warees discussed the options and decided Ellen would be the best at this time. Warees moved that Ellen Peyton be appointed to the interim board seat through Dec. 2008. Jill seconded. Warees stated that the nominating committee remains in effect and elections for the regular board seats will be held at our annual homeowners' meeting in Jan. 2009.

Political yard signs: many residents have expressed interest in amending the covenants to allow for one political yard sign during campaign season. The covenants now say no yard signs other than one For Sale sign. The question was raised by a homeowner as to if this has been traditionally enforced or overlooked. This homeowner was asked to take their sign down but other signs remain. Why is this rule being applied to some homeowners and not others? Warees stated he did ask others but they refused or ignored the request. There was discussion about allowing an unlimited number of signs or limiting the number and the length of time. The issue is tabled until next month's meeting. The board members will continue gathering information and discussion of this issue.

Storm damage: two homes were damaged by fallen trees in the recent tropical storm. Warees stated he will call Stan Rosenthal and request that he make another visit to assess trees. Terry emphasized that we do rely on residents to let us know if there is a suspicious tree.

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Pond level: Bill W. reported that he was concerned about the water level in the pond prior to the storm so he removed the caps that cover the pipes that go into drainage pond. There was much discussion concerning the appropriate water level and the aesthetics of the pond. There was an assessment completed several years ago but it cannot be found. Warees will call Broward Davis and request drawings/survey of the original plans for the pond. Will recommended capping the pipes again and keeping an eye on the level if it continues to rain. Jill and Ellen agreed. Bill W. stated he would put the caps back on.

Storage facility: As discussed in the June meeting, we need a permanent place to store BFCA files and equipment (hoses, etc.). Jill researched options and found out we can get a 5 ft. by 10 ft unit at Advance Moving and Storage for \$45.15 not air conditioned and \$66.65 with air conditioning. Bill W. suggested we build a well or pump house in the mulch lot. Warees said we can look at that option but we need something now. Warees moved to rent the unit without air conditioning. Jill seconded. Ellen voted in favor.

Review of current accounting services: Vicki reported that we pay Kristi Clary by the hour. Vicki has to coordinate with her to get current information. Kristi charges for all her time spent with us. This has become convoluted and wasteful. Vicki recommended that the board look into another method. Warees will contact Debbie, who was the treasurer in the past and see if she is willing to help Vicki.

Dangerous dog investigation: Lt. Jeff Doyle responded to a complaint by a homeowner concerning a dangerous dog. Lt. Doyle left complaint forms on random doors. As of 8/25/08 he had received five affidavits. At present, there is not enough evidence to pick up the dog because the city and state covenants require that the dog has had to hurt or attack persons, not other animals as most of the affidavits state. The Hudson family, owners of the dog under investigation, expressed much concern over this issue; specifically that no complaint forms were left on houses next door or near the Hudson home; the original affidavit is about an incident that happened in June 2007; and that the dog was actually in Clint Hudson's possession when several of the complaints about the dog being loose were made. Mr. Clint Hudson has talked with Lt. Doyle on many occasions and has picked up the dog from the pound. He states the dog has a chip and can be located easily and reported that the dog is no longer at the house in Blirstone Forest.

Leash and clean-up issues with dogs: There was discussion by homeowners present about some dogs not being kept on leashes and homeowners not picking their waste. Warees stated he will send a letter to all homeowners reminding everyone about the city animal leash ordinance and responsibility to pick up the waste and dispose of it in an inoffensive manner.

Hilaman Golf Course update: Diamond Head Homeowners Assoc. approached Warees with a request that our board write a letter opposing the sale. However, Warees indicated that we have already sent a letter to the City Commission so another letter was deemed not necessary.

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Report of the Treasurer: Vicki reported that we have \$61.57 in our main checking account; \$1,224.99 in our business checking account; and \$20,757.58 in the money market account.

Report of the ACC: Llona was not present. Warees reported that the rebuilding of the house at 1706 Silverwood Dr. (the house which was hit by lightning) is going well. The new house at 1726 Brookside will be rental. The builder likes our neighborhood so much he is buying the lot next door and building a house for his sister.

Neighborhood Watch Report by Terra Sherlock: No crime reports. There will be a Block captains meeting on Sept. 8th. Details will be sent out later.

Report of the Grounds Committee by Terry Tenold: The boardwalk project is complete. We have an estimate from George Taylor to do the entranceway repairs for \$325.00. The suggestion was made to get a detailed estimate separating labor and materials. Terry will do so. Terry will also get George to look at the mold. Capital LawnCare will add seasonal wildflowers. We will just have to water.

Other Business: Jill stated she has obtained a sample letter to send to the city for topographical data and hydraulic analysis of our neighborhood for the purpose of changing our flood zone rating. Jill will provide the letter to Warees.

Meeting Adjourned:

Next BFCA Board Meeting is scheduled for Oct. 9, 2008 at 7:00 PM at the Jack L. McLean Community Center, 700 Paul Russell Road, Tallahassee, FL.