

*LINENE WOODS HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
JANUARY 31, 2008*

Pursuant to notice duly given, the annual meeting of the Linene Woods Homeowners Association was held on January 31, 2008 at the FSU Credit Union on Sharer Road.

CALL TO ORDER: A quorum being present, the meeting was called to order by President David Kennedy at 7:07 p.m.

APPROVAL OF 2007 ANNUAL MEETING MINUTES: The minutes of the 2007 Linene Woods Homeowners Association annual meeting held February 22, 2007, were presented and approved as submitted.

TREASURER'S REPORT: Treasurer Martin Balinsky presented the 2007 report of expenses and the 2008 proposed budget. 2007 expenses were \$507.91 more than budgeted, due to added costs for island maintenance. The proposed 2008 budget totals \$18,830 after Road Fund transfers. It was pointed out that the "Road maintenance" category includes island mowing and blowing off. The expense and budget reports were approved.

#### COMMITTEE REPORTS

Covenants & Restrictions Revision: Linda Stalvey reported on meetings with legal counsel Peter Dunbar (of the Pennington, Moore law firm) on the revisions to the C&R document. Mr. Dunbar, an authority on homeowner association law, said the existing C&R document was in adequate shape legally. He said what is especially important is rapid, certain and consistent enforcement of the covenants, and indicated the Association has more authority than it perhaps has exercised, especially in light of the mediation process now available under Florida statutes. He described the amendment process needed to adopt a revised C&R which requires two-thirds approval of homeowners, notarized and witnessed documentation and recording of all documents. There would be a significant cost to this process of probably at least \$1,000, plus attorney's costs for preparing an approval document. If approved, the revised C&R document would take effect three years after recording. Linda said the question is whether to proceed with the revision process, given the costs and effort involved and the minimal substantive changes, and she asked for homeowners' guidance.

After discussion a motion was made, seconded and approved to suspend the revision process for a year and then reconsider it, and meanwhile to focus on making the existing document more accessible through preparation of a topic index, a "Frequently Asked Questions" supplement, highlighting key areas, and finding a way to provide a more legible copy for future use. These documents will be added to the Linene Woods Web site. The Covenants & Restrictions committee will take on the task of preparing these supplementary documents.

Drainage: David Kennedy reported that the Drainage Committee has been dissolved and consolidated with the Roads and Drainage Committee. This committee is to be the liaison with the County on road maintenance and drainage issues.

Private Paved Road Program: David Kennedy reported on the Leon County Private Paved Roads Maintenance and Repair Program which allows some assistance to associations in making road repairs. This is limited to \$7,500 of repairs in any one year. The County has said it will repair the Locksley Lane flume and clear a blocked

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drainage for \$2,640, to be paid by the Association. It is hoped this work can begin within the next month.

Leon County Two-Thirds Program. The Two-Thirds Program is aimed at having the County take over maintenance and repair of roads and drainage systems in private neighborhoods. County officials understand the Association's desire to maintain the current character of the road system (swales, not curbing; gravity drainage, etc.) and to do the work with the least environmental impact. In the past estimated costs were too high to consider. The most recent "ball park" estimate of cost, using a private contractor hired by the County, might be in the range of \$700,000. The existing Road Fund would be applied to this cost and the remainder would be divided among the lots in the Association. There may be a low-interest loan arrangement available through the County. While this still represents a cost of several thousand dollars per lot, David pointed out that the County engineers have said that the Linene Woods drainage system is in bad shape, including corroded pipes and a failing holding pond. To delay work will only result in higher costs later. David expects the County will be ready to discuss this with the Association later in 2008. If this process is approved by homeowners and the County, the process could possibly begin later this year but when the work would be completed can't be estimated.

David said the County would have to re-work some islands to insure adequate access for emergency vehicles and this could include some tree removals.

Several suggestions were made: The Board should contact homeowner associations that have gone through this process to gain information that will help the Linene Woods homeowners understand what is involved. This process will require a strong public information program to homeowners and a committee should begin work now on how to communicate this. Emails should be used as much as possible to get information out. The road closure on Ridgeland should continue, and efforts should be made to retain those islands with significant trees.

In answer to a question about whether existing water lines would be replaced, David said it was his understanding that the City would do this, probably at no cost since they installed the original lines. The Board should coordinate with the City so that work on the water lines can occur simultaneously with the road/drainage construction.

Delinquent Dues report: David reported that there is one homeowner with delinquent dues. This situation has been turned over to an attorney who is proceeding with a demand letter and potential foreclosure. Legal fees involved are recoverable.

#### NEW BUSINESS

A stop sign at the corner of Nottingham and Dartmoor is broken off. Jim Mann said he has it scheduled for replacement.

Charlie Hofacker raised the question about resuming block parties. David Kennedy said that anyone interested in coordinating this activity should contact any Board member.

#### ELECTION OF OFFICERS

David Kennedy said that the Board thought that nine members was too large in view of getting a quorum so it thought it better to reduce the size to seven members. Seven members of the existing Board have agreed to continue for the coming year. It was recommended, moved, seconded and approved that Bill Needham continue as

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secretary and take on the additional position of treasurer. David had approached several individuals about the position of president but did not have a name to place in nomination. A motion was made that the Board meet to resolve the leadership situation by selecting someone from the existing Board. This was challenged as the By-laws require the membership to elect the president. The motion was amended to have the Board select an "interim" president until a future meeting of homeowners held an election. After further discussion, Mary Anne Koos, a Board member, agreed to accept the position of president for 2008. The prior motions were withdrawn, and she was so elected.

David said the committee chairs will be Will Abberger (ACC), Jim Mann (Maintenance) and JoAnn Quarrier and Susan Vernon (Beautification co-chairs). Sign up sheets were sent around for homeowners to indicate areas of interest.

Association Web site: Gordon Morgan encouraged everyone to send him content to include on the Web site.

David Kennedy was recognized with applause for his service to the Association over the past years.

With no further business, it was moved, seconded and approved that the meeting be adjourned at 8:42 p.m.