

Blairstone Forest Community Association
2009 Annual Membership Meeting
Myers Park Community Meeting Room
January 22, 2009

Agenda

In attendance:

- BFCFA Board Members:
Warees Smith, Board President; Jill Harper, Board member; Ellen Peyton, Interim Board member; Charlotte Hicks and Deborah Taggart, co-recording secretaries; Vicki Marlatt, Treasurer; Llona Geiger, ACC Chair; Terry Tenold, Grounds committee chair; Terra Sherlock, neighborhood Watch Coordinator.
- Homeowners and guests:
Whitney Hulst-Richartz, Hazel M. Gregory, Bill Wintermute, Harriet Fairchild, Carolyn Glynn, David Rosenfeld, Gene & Cecelia Wilson, Max Denson and Kim Fluharty, John & Debbie Dowler, Joel & Rachel Andrews, Maria Harageones, Mark Harper, Martin Kendall-Reed, Rick Jernigan, Rod Nedeau, Chris Workman, Gary & Sandi Smith, Maryelen Evans, Jane McElroy, and Mary Marotta .

6:10 PM Introductions

§ Sign-In

§ Email disclosures / Opt-out form available at front entry

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

- Call reports and potential threats.
 - Progress of the BFCFA Neighborhood Watch Program.
 - Officer Newhouse reported that we have great statistics for our neighborhood for the past 6 months
 - She will send flyers when ready re: the TPD breakfast
 - Discussed recent activity related to trespassers' fishing and making threatening comments when asked to leave
 - Question about solicitation policy – signs are posted at entrance that it is not allowed
 - BFCFA also has a standing No Trespassing Order so can call police to deal with solicitors in neighborhood
 - Officer Newhouse is available by email Susan.Newhouse@talgov.com or phone 891-1874. If it is an emergency call 911.

**2. 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 as a whole, as well as identifying potentially hazardous trees for individual homeowners in our community)

Stan provided an entertaining and informative presentation and discussion about trees - planting, care, maintenance, etc.

- Have you had your hazardous trees inspected? What steps to take next.
 - Invasive species to look out for in Blairstone Forest.
 - Stan noted that we should NOT top trees and NOT let tree service do it

3. Presentation by John Cox, City of Tallahassee

(John Cox is the Grant manager for TAPP [Think About Personal Pollution] & program manager for the City of Tallahassee storm water pollution reduction program. He also supervises storm water education, and was co-author of the standards and specifications contained in the Statewide Storm water Rule 62-25 FAC.)

- Storm water pond health and steps BFCFA can take to maintain the overall health of our ponds.

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Storm water ponds are treatment systems and can contain many bad things – pollutants, chemicals, etc.
Our pond is in good shape

Types of storm water ponds – engineered ecosystems built to treat storm water; very attractive to wildlife (birds, turtles, and fish); they require lots of maintenance to operate as designed

- Management of – be aware of watershed that delivers water to the pond as it affects quality of water in the pond
- Have realistic expectations when managing
- BFCFA pond – John involved in original design of pond per request of Mad Dog
 - Our pond is a "wet retention pond" – retains the water, detains the first inch of runoff that goes thru a series of pipes on side closest to Orange Ave to eliminate discharge of pond to eliminate threat of flood downstream
 - Pipes bleed off the first inch to discharge down to east drainage ditch, to Lake Munson, then on to Wakulla eventually
 - We have a very natural drainage system with lots of woods and small yards so run off is minimal to pond
 - It was recommended that the BFCFA Board establish a formal Pond Committee to work with John to ensure that pond is operating at optimal efficiency
 - Algae build up starting per visit today – need to think about personal pollution program (TAPP) – city program – need city residents' help to lighten the load
 - § Picking up dog waste – one of biggest sources of pollutants that is controllable
 - § Not use fertilizer or chemicals that will drain into the pond
 - § Slow the flow of storm water runoff
 - § City will pay cost of putting in rainwater gardens
 - § One of the things that is bad for the pond is phosphorus and Tally soil is high in it
 - Need to stabilize path around the lake to keep soil from going into water
 - Pond is shallow so might consider more plantings to help reduce algae
 - Need to decide with management what you want to do – fish (grass carp), plants, stabilize path, microphytes growing
 - We need to make sure the pipes are maintained so that water does not back up in the pond; John needs to take a closer look at the pipe and pump system as he has not done that yet so cannot speak to what should or should not be done until he understands current set up

4. Presentation by Bob Seaton, City of Tallahassee

(Bob Seaton is retail energy services manager for the City of Tallahassee. He frequently addresses aspects of energy efficiency, the city's green building initiative and energy conservation citywide)

- Review of program to help homeowners take the necessary steps to conserve energy
- Energy efficiency rebates and partnerships with City utilities.
 - Goodie bags provided for residents with energy saving products and informative materials
 - How much pay for kilowatt hours - 16.2 cents per kilowatt hour.
 - Natural gas is \$1.80 per 100 cubic feet
 - Water is \$1.29 per 1000 gallons; varies by amount of use...the more you use, the more you pay
 - Can go online to city web site and see electric consumption by home in a neighborhood with graphs and averages (all public information)
 - Saving energy at home – in FL, and in Tallahassee one of most humid environments on planet

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- Consume 1000 KH per month on average in Tally – recently down to 916 due to high rates and economy
- Primarily using natural gas for electricity which bought during summer when rates were high – no diversification of methods in Tally
 - § Summer is a/c (recommend 78 – 80) – fans helps;
 - research shows that each degree below 80 adds 12% to cost per degree
 - § Winter is heat (recommend 68 day and 62 at night)
 - § Save money by controlling the thermostat
- Old coal plants 25% efficient and gas plant 40% efficient
 - New smart meters – both water and electric; not activated yet; ~90k electric meters installed so far; will do away with meter reading and will have better capabilities with outage management and will provide ability to monitor your own use to help manage your use and determine how to save
 - Heat pumps – advice is 68 or lowest comfortable while there and lower at night (62)
 - Space heaters – plug into electric outlet and cost a LOT to run; approx 25 cents per hour; not efficient way to heat
- Will be sending out flyers about availability of gas in BFCA – encouraging people to move to gas as it saves electricity and reduces cost.
- Gas is currently available to individual homes throughout Blairstone Forest today.
 - Contact Vicki O’Neil with questions about rebate packages @ 850-891-5569.
 - Gas dryers, water heaters, stoves, furnaces

5. David Boykin, Terminix

- Report on potential threats and frequent pests found in Blairstone Forest
- How should you protect your home?
 - Handout with information provided
 - Their inspections check for powder post beetles
 - He has been in neighborhood as they have customers, and notice a higher rate of powder post beetles in the neighborhood; due to open crawl space and lattice they spread from house to house quickly
 - Way to control this in house is to monitor and have treated as needed (requires fumigation); if you have hardwood floors the fumigation cannot penetrate to under flooring
 - Can do boric acid treatment which penetrates 1 – 1 ½ inches when applied
 - Can do as preventative measure – apply to substructure to kill beetle before they lay larvae which penetrates wood that causes the damage; also controls for termites
 - City of Tally canceling their mosquito service but Terminix provides mosquito service

6. ACC Committee (Llona Geiger)

- Enforcement arm of board to ensure compliance with covenants
 - to ensure that exterior of homes comply with neighborhood
- 2008 Annual Report
 - Very busy year due to new home construction – 3 homes being built in BF neighborhood
 - After hurricanes also busy and handled by having Stan Rosenthal come in to evaluate trees
- Need a more sustainable way to get information on covenants out to members; Llona sees a general ignorance about the covenants which causes unintentional noncompliance

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- Need more members for ACC to help – let board know as they appoint members; Llona welcomes new members
- Need easier access to forms and covenants – difficult to find on web site so Board will work with Bill on how to I address
- Hearing about houses in foreclosure now
- 80% of complaints related to rental properties

7. Neighborhood Watch Committee Annual Report (Terra Sherlock)

- Handout summarizes activity and Watch program
- Call TPD if trespassing issues – do not put yourself in danger
- NEED Block Watch captains and need input from residents – contact Terra

8. BFCA Annual Reports / Financial Reports for 2007 and 2008

- 2008 accomplishments and initiatives taken by the BFCA BOD
 - Entry fixed and improved (George Taylor)
 - Neighborhood watch restarted
 - Hazard trees removed (6)
 - Moved funds into more liquid accounts (CDs) which are interest bearing
 - Constructed privacy fence along Orange for security (where is chain link supposed to go across drain??)
 - New trespass order obtained
- 2009 plans, programs and meeting dates
 - Meeting once every other month instead of monthly
- 2009 projected budget and spending
 - Profit and Loss statement – Wares reviewed; sinking fund funded by CDs
 - Question re: Why homeowners' dues are not shown for Jan – Dec 07: Per Vickie, the Bookkeeper was keeping them as 'separate account' which will be looked at by Debbie Dowler.
 - Also shows Homeowners' dues of \$59k and we do not have that much (should be closer to \$39k)
 - "Gift Received" – funds from county of \$24k for demolition of property behind Gene & Cecelia Wilson's home: supposed to be used for trees, \$5k was spent,
 - § Wilson family: where is the \$12k that should remain? It was spent on capital improvements for the neighborhood but the Wilsons' want BFCA board to investigate
 - § The board will investigate and return their findings to the homeowner.
 - Debbie Dowler will go over all, research and try to figure out. Residents requested a copy of the new, corrected statement when it is completed.
 - They should contact the board via the website.
 - Suggestion about re-paving roads now versus later, as gas and asphalt keeps getting more expensive – take out a loan to do it now while it is cheaper
 - Have a company come out and provide evaluation of condition and recommendation for improving.
 - The board acquired help from a Book keeper who has done a 'good' job in the past but we are now having difficulty getting information from her. The Board took action to remove her from the role of bookkeeper and to terminate her services to protect the BFCA, our records and our accounts.

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- Plan in 2009 is to get a new book keeper that lives onsite in the neighborhood – Debbie Dowler who has bookkeeping experience and is currently a financial manager has agreed to take the job if appointed by the new Board. Her appointment was recommended and voted upon by the board via email and will be confirmed at the first 2009 board meeting in February.
 - § She has looked at where we are now and assisted with current situation so is ready to hit the ground running with a smooth transition
 - § Board will send out financial statements once they are reconciled
- We were audited in Dec 2005 and it is good idea to do that more frequently than we have so we will be looking at doing that again in 2009 to start 'fresh' with Debbie's assistance
 - § Might be able to have a 'review of accounts' since full blown audit was done in 2005 so should only have to do since that time

9. Election of New Board Member

- Instructions – candidate with most votes wins – simple majority
 - Proxy ballots sent to BFCA PO box, were retrieved by Warees and submitted to Charlotte, so not seen by Vickie M. or others
 - Declared Candidates - any other candidates nominated?

Eligible Candidates include:

- Ellen Peyton, current interim board member
- Vicki Marlatt, current BFCA Treasurer
- Jane McElroy, resident

- Bill Wintermute was the only annual meeting nomination however he was deemed not eligible as noted below
 - § Gene Wilson nominated Bill Wintermute – When Bill asked about running previously, the Board sent the request to BFCA attorney for decision. The attorney said Bill could only run if he both recused himself from future board votes about the BFCA website and he submitted to the membership his business relationship with the board. Bill is under contract for maintaining and managing the BFCA Web site and is compensated for that work by not having to pay annual homeowner dues for his 2 lots. Bill has stated that he is not willing to give up that contract to be a BFCA board member. The board also cited the BFCA By-Law which states no board member shall be compensated for his/her services rendered.

- Eligible Candidates spoke to what they feel they can contribute and why they would be interested in being on the Board
- We DO have a quorum so can proceed with voting!!!

Additional Member Issues & Concerns – none noted

Adjournment of the meeting at 9:10 pm

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2009 BFCA Board of Directors Meeting Schedule

(Meetings are held at the Jack McLean recreation center located at 700 Paul Russell Rd.)

- 2/19/09
- 4/23/09
- 6/18/09
- 8/20/09
- 10/22/09
- 12/17/09

Preliminary count for new Board member indicates Jane McElroy is the winner. Charlotte will verify all votes and advise Wares of final count.

Thank you. We look forward to hearing from you via our website: www.blairstoneforest.org