

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 10, 2004

Meeting held at The Golf Club, 7505 Preservation Road.

Board members present:

Robert Hicks, Frank McClean, Steve Spook, Sharon Elsberry & Marilyn Hochmuth

Meeting called to order at 5:58 p.m. by President, Robert Hicks

Minutes from the June 8, 2004 board meeting approved as submitted

Motion: Sharon

Second: Frank

Vote: All in favor

Financial Reports: June & July 2004

Motion to accept both Financial Reports as presented: Frank

Second: Sharon

Vote: All in favor

Guest Speaker: Stan Rosenthal, Leon County Extension Agent – Forestry

Stan toured the neighborhood with Marilyn and Steve for his recommendations regarding tree plantings on the right-of-ways. Stan recommended plantings trees during January or February with 2 trees per household. He also suggested getting the adjacent homeowner to agree to mulch and water the trees. Stan volunteered to be used as a reference for tree choices and suggested not planting too many different types of trees. He will submit his detailed recommendations along with guidelines for proper planting and information about the City Tree Bank to the association for review.

Marie will check into the city grant program for additional funding. Input from residents will be obtained through a survey before moving forward on this project. Steve will work on this survey.

ACC Report: Not available

The board approved having the attorney send demand letters to homeowners in violation of the covenants after 2 notices have been mailed by the association. The violation notice will be amended to include contacting the association office instead of the ACC Chair, Bryan Seaquist.

Guest Speaker: Stephen Hodges, Tallahassee-Leon County Senior Planner,
Environmental Planning Department

Steve spoke about the proposed greenway project for Meridian Road. The proposed greenway would provide bike and walking trails for the residents of SummerBrooke, Ox

Bottom and Rose Hill. He said that security, safety and drainage concerns have been assessed and that split rail fencing has already been purchased for bordering the trail. Some concerns from homeowners included parking for trail users, trash, privacy in rear yards backing up to the trail, and maintenance of the trail. Steve reported that they are still in the permitting process which could take a few months.

Lots 44 & 56 Development:

The association attorney sent Mr. Wilcox a letter requesting he contact the association with his plans for development of this area. No response yet from Mr. Wilcox.

Dumping on Meadow Ridge Road:

Gene Strickland, owner of the vacant lots on Meadow Ridge has been trucking in fill dirt the last several months. Marie reported speaking with Gene about the numerous complaints from residents about the noise from the truck traffic. Gene stated that the dumping should be completed in a day or two and that he plans on building several homes on these lots. The board elected to have the attorney send Gene a letter about the proposed development of his lots, in reference to the restrictive covenants.

Mailbox compliance issue:

Marie mailed about 14 mailbox violation notices to the homeowners on Ox Bottom Manor Drive as provided by Steve's list of the worse offenders. Several have already replaced the boxes and/or painted them. The deadline to respond to this notice is August 30th. The board will move forward with enforcement of this issue after the deadline.

Grounds Maintenance Contract:

The board decided to re-bid the grounds maintenance contract because Jason has not been responsive in completing tasks as requested. Marie will circulate a draft of the Request For Proposal to the board for review.

Sharon reported that a tree in the common area had been hit by lightning. Marie will call AAA Experts for price on removing the downed tree.

Website:

Robert will meet with James Messer (current webmaster) for the codes to update the website and will maintain the site with regular updates.

Park Update: No update available from Cleve Atchley

Schedule Fall Picnic: Scheduled for Saturday, October 23rd.

All bills submitted were approved.

Meeting adjourned.