

TIMBER POND III

Homeowners' Association, Inc.

P.O. Box 1773
Mango, FL 33550
www.timberpond3.com

HOA Board of Directors Meeting March 8, 2006

The original meeting scheduled for March 1st was canceled as not enough board members could attend and there wasn't a quorum. The meeting was re-scheduled for Wednesday, March 8th, 2006 at 7 p.m. It was held at the Cuesta home at 704 Catalpa Place. In attendance were:

Felipe Cuesta, President
Rob Ecker, Vice President
Deborah Evans, Treasurer
Nancy Striker, Secretary

Sondra Cliggitt, Architectural Committee
Mike Cliggitt, Architectural Committee

Previous Minutes

The February Board Meeting minutes were approved and signed. Nancy will have them posted on the website.

Spring Fling

The Cliggitts presented the Spring Fling flyer from last year and asked the Board for any changes. The Board approved the general format, other than having the date and location changed to reflect this year's event, and the mention of the Port-a-Potty deleted.

Newsletter

The Architectural Committee presented a draft of the next semi-annual newsletter to the Board. There is some space left on the newsletter to include information from the Social Committee. The Board would like the results of the Christmas Decorating Contest to be in there. Nancy will e-mail this to Sondra. The Board also wants the Spring Fling to be mentioned in the newsletter, as well as the fact that there will be a community response officer from the sheriff's department at the Spring Fling. If there is room, there could be a statement that the minutes to the homeowner's meetings are published on the Timber Pond III website. The HOA received \$40 for advertisements in the newsletter.

Architectural Committee

The Board reviewed the plans presented for 816 Daphne to enclose a sunroom. There had been a delay with the plans as the original package was sent back due to insufficient postage. The Board approved the Architectural Committee to press forward on this.

Rezoning

The HOA, as well as some individual residents, had received a pertinent Zoning Hearing Master Letter of Notice. The Cliggitts were one of the residents who had received a notice and have been doing some research on it. A developer wants to build 17 houses on ~21 acres, of which only about 9 acres is buildable. It is a designed wetlands area, which can't be touched. However, it can be petitioned to have the wetlands moved/shifted. It may be extremely difficult to do so, but it is possible. The area currently drains into a lake away from Timber Pond III. The area is about 2 feet below sea level, and the developer would have to raise it to 3 to 4 feet above sea level. The developer wants to build between 2 lakes, which would block the drainage and could cause the flood plain to tilt into Timber Pond III and other surrounding property. Furthermore, an area homeowner, Mr. Clemons, believes there is an underground river in this region. The Cliggitts have contacted different entities about this issue, including Swiftmud, the Environmental Protection Commission, etc. All of the groups they have contacted have all said that there are problems with the design. The Cliggitts have spoken to area neighbors about this and are finding that most people are against it. This affects the Timber Pond I and II subdivisions too, but they do not have a homeowners association. Florida is slated to have wetlands increased in November, and the developer is trying to get this through before then. The Cliggitts want the HOA to respond to this. They have drafted a letter that they would like to Board to use/tweak and sign off on. They also would to collect signatures for a petition letter. This would include surrounding affected properties such as Timber Pond I and II. Valerie has volunteered to try to collect names and addresses on the petition. A Party of Record was given to the HOA. The rezoning meeting was originally scheduled for April 3rd, but has been re-scheduled for April 4th. We may need to get an attorney to represent us. Deb will check with her legal sources.

The Cliggitts left the meeting at this point at about 8 p.m. and the Board continued on with the meeting.

Correspondence

A concern was reported through the website this past month. A homeowner wrote that the Ice Cream Truck's music was loud and disruptive, and that the tailpipe was spewing smoke. The homeowner also noted that the person selling ice cream had tattoos and may be a pedophile or could be bringing drugs into the neighborhood. The homeowner suggested that the HOA's community newsletter discourage residents from buying candy from strangers, so that the ice cream vendor will stop coming here to our subdivision. The discussion amongst the Board members noted that the Ice Cream Truck should have a food vendor license issued by the County, and, as so, should be able to conduct business on the County's public roadways. The Ice Cream Truck does not solicit individual homes, and the music played does not exceed lawful decibel levels. There have been no other complaints about the Ice Cream Truck. Rob will get an assessment from the local Sheriff, and Deb will check with an attorney.

Deborah distributed the mail to Felipe and Nancy. Nancy will file the Land Use and Zoning Letters of Notice received and Fil will read through the other correspondence.

Financial Report

Three checks were signed for payments due. Deborah reported that there are 9 homeowners that still need to pay their dues.

The officers signed the Not For Profit Corporation Annual Report. The HOA is considered a not-for-profit corporation and this needs to be reported to the Florida Department of State once a year.

Cleaning / Maintenance

There are paint marks on the brick wall entrance to the subdivision. The Architectural Committee needs to get estimates from 2 or 3 companies (who have liability coverage) to clean the brick wall. Rob will bring this up at the next Architectural Committee meeting on Monday.

Palm Trees

Our palm trees may need to be trimmed. Deborah saw that American Arborist last did it for \$600 on 10/4/03. Nancy will check the records to see if we had any other estimates or comments.

Next Board Meeting

The next meeting will be Wednesday, April 5th, 2006 at 7:00pm at Rob's house at 922 Balsamina. The Board also wants the Architectural Committee chairperson to attend the Board meetings.

The meeting was adjourned at 8:35 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President