



Homeowners' Association, Inc.

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

HOA Board of Directors Meeting April 8, 2006

The original meeting scheduled for April 5th was canceled as not enough board members could attend and there wasn't a quorum. The Board decided to have the meeting while we were all together at the neighborhood annual Spring Fling. So the meeting was held at the 922 Balsamina on Saturday, April 8th, 2006 at 6 p.m. . In attendance were:

Felipe Cuesta, President
Rob Ecker, Vice President
Deborah Evans, Treasurer
Nancy Striker, Secretary
Valerie Norstrom, Architectural Committee Chairperson

Previous Minutes

The March Board Meeting minutes were approved and Nancy will have them, and the Rezoning meeting minutes, posted on the website.

Spring Fling

The Spring Fling was held at 922 Balsamina this year. They were tents and tables with food set up, and coolers with ice and beverages. The HOA had a grill and cooked hamburgers and hot dogs and provided buns, condiments, etc. Approximately 50 neighbors attended. Plenty of children were there playing games organized by the Social Committee. Each attendant was given a raffle ticket to fill out. There was a deputy from the Hillsborough County Sheriff's Office there who spoke to the neighbors. Her name is Kelly McLaren, and she is the Community Resource Deputy for our district, which is District 2. She handed out brochures and spoke about home security and safety practices. One of the items she mentioned was seeing strangers in the neighborhood, and to report them. She said to call 247-8200 for things like this or any other non-emergency issues. She also noted that children under 16 years of age should be wearing helmets when they ride bikes. Towards the end, there was a drawing for gift certificates to Cheddar's Restaurant. Two lucky winners won these door prizes, compliments of neighbor Rob Ecker.

Newsletter / Advertisements

Treasurer Deb Evans works for a law firm that has been directing our HOA with pro bono legal advice and guidance in various issues. She is considering whether to place advertisements for the law firm on our website and/or newsletter. She is taking into account a possible conflict of interest if say; they were to represent someone who wants to pursue a legal action against a neighbor who has already been a client. The Board approved allowing free advertisement for the law firm if Deb desires to do so.

Architectural Committee

Valerie reported that there are no issues at this time.

Rezoning

Deb met with the attorney from her office on March 28th. The attorney told her that there are 4 conditions that need to be met if the building takes place, so even if the rezoning goes through, there are conditions from various agencies that need to be addressed. He does not believe that an attorney will be of any assistance; that the outcome most likely will not change. All in all, he feels that the rezoning will go through. He recommended that if the rezoning proceeds and the people affected by the development has concerns with regard to flooding, they should consult with an engineer who is familiar with drainage planning. He anticipated that the developer would give assurances that there won't be any flooding issues, but the only one that can really determine that is an engineer that deals with this. The attorney also recommended that concerns should be voiced (by telephone) to Tylon McGee and Brian Grady who are listed on the staff.

He also said that if anyone is planning to go the Zoning Hearing Officer meeting, they need to submit testimony, flood pictures or other evidence to the Land Use Hearing Officer at least 2 business days prior to the public hearing. The Hearing Officer meeting was held April 4th at the County Building in Tampa at 6pm. It was attended by Fil Cuesta, President; Nancy Striker, Secretary; Valerie Norstrem, Mike & Sondra Cliggett, Architectural Committee from Timber Pond III. Our case did not come up until after 10:15pm. Valerie and Sondra spoke, and Sondra entered flood pictures into evidence as well. Approximately 20 neighbors in surrounding neighborhoods also spoke or submitted opposition against the planned development. All interested parties logged in as a party of record. The Zoning Hearing Master then closed the hearing, we won't know his recommendation to the Board of County Commissioners for another few weeks.

The next step is the BOCC meeting on May 23, 2006, and in order to present testimony to the Board, you must be a party of record, and you must file a Request for Oral Argument within 10 days following the April 4th hearing officer meeting.

Palm Trees

Our palm trees are a bit shabby, but they are not endangering anything. The Board decided to put the trimming into the budget for next year.

Cleaning / Maintenance

There are paint marks on the brick wall entrance to the subdivision. It was decided that the HOA would try to clean the bricks, with a product such as Goof Off, rather than get an outside company to do it.

Ice Cream Vendor

After checking with the Sheriff Deputy, the Board members finalized the issue with the Ice Cream vendor. The Deputy recognized that its music can be annoying and the appearance of the vendor may not meet personal dress codes, but they are unable to intervene unless these vendors commit some kind of legal offense. The County licenses the vendors and as long as they maintain their licenses, they may sell food. The County owns the streets in our subdivision and the vendors can drive on them freely. The only recourse suggested was that if the music was too loud, any community member, not just the HOA, could approach them to lower the volume, but not completely silence it. Fil will respond via e-mail to the complainant.

Correspondence

A concern came through our website from a person who said she has a customer who is interested in purchasing a home in Timber Pond III, and she asked about Sink Hole activity here. Since any sink hole information is from personal experience, and not from being on the Board, it would be up to a potential buyer to ascertain whether or not the property has any sink hole issues, i.e., ask the previous homeowner or his neighbors, etc. Fil will respond via e-mail to the inquiry.

Financial Report

Six checks were signed for expenses owed. Deborah reported that we are still collecting back dues, and in some cases, she has to have the title companies send us checks. We are within our budget.

Social Committee

Amy Krueger, the Social Committee chairperson, is moving out of state. We need to get another person for this committee.

Next Board Meeting

The next meeting will be Wednesday, May 3rd, 2006 at 7:00pm at Deb's house at 824 Daphne. The Board also wants the Architectural Committee chairperson to attend the Board meetings.

The meeting was adjourned at 6:25 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President