



Homeowners' Association, Inc.

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

HOA Board of Directors Meeting June 7, 2006

The Board meeting scheduled for May 3rd was canceled as not enough Board members could attend and there wasn't a quorum. The Board tried to reschedule the meeting for May 10th, but this also had to be canceled for the same reason. Since there was no pressing business, the President decided to excuse the May Board meeting. The June Board meeting was held at the Cuesta home at 704 Catalpa Place at 7:00pm. In attendance were:

Felipe Cuesta, President
Deborah Evans, Treasurer
Nancy Striker, Secretary
Valerie Norstrem, Architectural Committee Chairperson

Previous Minutes

The April Board Meeting minutes were approved. Nancy will have them, along with the Board of County Commissioners Land Use Hearing Meeting minutes posted on the website.

Architectural Committee

A complaint came through our website concerning a resident who painted their driveway, and their sidewalks to the property line. The complainant thought the painting of the sidewalk was ridiculous and looked trashy, which in turn could affect property values. This complaint was turned over to the Architectural Committee. The resident did not receive prior permission from the Architectural Committee, and furthermore, since it involved County property, it was referred to the County's attention also. The Hillsborough County Transportation Maintenance Central Service Unit sent out an inspector to the address. For their file, the County inspector took pictures and wrote an inspection report. The report states the paint is an appropriate material to be used on concrete, which has improved the integrity of the concrete by curing properly. Therefore, the County has no issue with the paint and will not pursue the matter further. The President has spoken to the resident about the situation. The resident did hire a professional to paint the driveway, and then had extra paint, so that was used to paint the sidewalk as well. The contractor who did the job has said that the paint is designed for outdoor cement, and can't be removed without grinding the concrete. The Architectural Committee has drawn up a letter to the violator, stating the violation, and apprising them of the proper procedure. Fil will sign and

hand-deliver the letter to the violator, once it is determined what action the violator is to take. The complainant has been apprised twice so far of the developments: that the complaint was received; and what the County's response was to it. A third response to the complainant will be sent after the violator has been served with the letter.

It was also discussed how to enforce the Deed Restrictions after a violation letter is sent and there is no response. To go through a legal process is expensive, and HOA would pay to have an attorney to send out a warning letter. However, it may only take such a letter to get the desired action. If that doesn't work, then the HOA would have to file to get a lien placed, etc., and the HOA would have to pay for all of the costs up front. The Board will continue to work out details on how to handle such an issue. It was also noted that the Architectural Committee must resume doing monthly drive-bys.

Rezoning

The Zoning Hearing Master Meeting was held on April 4th, 2006. In attendance from Timber Pond III were: Sondra and Mike Cliggitt, Valerie Norstrem, Tim and Jean McLean, Ed and Janet Holzman, Fil Cuesta, President; and Nancy Striker, Secretary. Sondra and Valerie spoke and submitted evidence. There were also residents from surrounding neighborhoods who attended and spoke. The Planning Commission found the rezoning consistent with the future of Hillsborough County Comprehensive Plan. And the Zoning Hearing Master approved the request also. Then it went to Board of County Commissioners, which had the Land Use Meeting on it on May 23, 2006. Nancy Striker was present at this meeting. The land use attorney for the developer stated that the floodplain does come down Rosier Road, whereas the previous ZHM report said that it was outside of the floodplain. Due to this glaring mistake in the records, the BOCC moved to remand the request back to the ZHM and to do a drainage study. This motion passed, and the date for the remand was set for July 17th, 2006.

Cleaning / Maintenance

There are paint marks on the brick wall entrance to the subdivision. Valerie had tried to clean it off with a scrub brush and couldn't get it out. The HOA decided that we would see if Rob Ecker could test it with a product such as Goof Off, to see if it can really get the stain out. If so, then we could see if Able, our lawn service / pressure washer vendor, could then use it to clean the bricks. If the Goof Off experiment doesn't work, and Board decides to use an outside company, Nancy will obtain 2 or 3 bids. The Board looked into the records and found that Powerhouse Pressure Wash cleaned the brick wall along Telfair in February 2004 for \$750. They had also offered to clean the inside of the brick wall for the individual residents for a fee recollected to be about \$25 - \$50 each.

Financial Report

Three checks were signed for expenses owed: lawn, TECO, and the filing fee for the annual report. Deborah reported that as of May 10th, the following owners that have not paid the dues for 2006: 935 Balsamina, 1102 Belladonna, 1124 Belladonna, 1126 Belladonna, 1211 Belladonna (did not pay 2005 either - need to research who is the owner - D. Evans will do), 934 Daphne, and 715 Pennyroyal.

Website

The Board has agreed that the By-Laws and Articles of Incorporation legal documents can be put on the website. Nancy will have Chris put them on. Nancy mentioned an irregularity on our website, in that the “meeting minutes” are hyperlinked under “newsletter”. Chris Macionski, the Webmaster, monitors several hundred sites. Valerie has seen examples of other HOA websites, and wants to take an action about restructuring our website. When she does, she will present it to the Board for approval. And if the Webmaster wants more money to do this restructuring, the Board will have to take it under consideration first. Also, Nancy wants to collect e-mail addresses on the next dues letter.

Newsletter

The next newsletter will be in October, to announce the November annual meeting. It was discussed that we want to have the annual meeting *before* all of the holidays. We could also place a note in the newsletter about turning on porch lights for trick-or-treaters.

Correspondence

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.

Next Board Meeting

The next meeting is scheduled for Wednesday, July 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