



## Homeowners' Association, Inc.

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

### HOA Board of Directors Meeting July 5, 2006

The meeting was held at the 922 Balsamina on Wednesday, July 6<sup>th</sup>, 2006 at 7 p.m. In attendance were:

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

#### **Previous Minutes**

The June Board Meeting minutes need to be signed and then Nancy will have them posted on the website. Also posted to the website were our By-Laws and Articles of Incorporation.

#### **Cleaning / Maintenance**

There are faint paint marks on the brick wall entrance to the subdivision. Rob is going to test it with a product called Goof Off to see if it can get the stain out.

#### **Rezoning Meeting**

The BOCC had a meeting on May 23, 2006 concerning the proposed development off Clemons and Rosier Roads. Nancy Striker, secretary from Timber Pond III attended. At this meeting, it was noted that the Zoning Hearing Master report stated that the proposed development is not in a floodplain, but the soon-to-be-revised FEMA maps show that it is in a floodplain. So the BOCC voted to remand it back to the ZHM, and to also include a drainage study. In order to do the analysis and have staff time to review it, the date for the remand was set for Monday, July 17<sup>th</sup>, 2006 at 6:00 p.m. No one from the TP3 Board will be able to attend this July meeting. Nancy will e-mail the Architectural Committee about the meeting, and Rob will remind them of it at their next AC meeting on Monday, July 10<sup>th</sup>.

### **Architectural Committee**

Nancy Striker, Secretary, attended the June 12<sup>th</sup> Architectural Committee meeting where 702 Catalpa was discussed. The Committee's consensus was that 702 Catalpa is to restore their sidewalk and driveway to a color that the AC approves of, such as a natural concrete or a stone color. Valerie had drafted a deed restriction violation letter, which was crafted into a final version that the Committee and the Board approved of. These letters are to be sent out via certified mail and the President must sign all such letters. 702 Catalpa received their letter on June 17, 2006, requesting that they restore the driveway and sidewalk to its original, natural appearance within 30 days. Fil reported that the residents have talked to him about it and that they are testing a product like "Graffiti Off" with high-pressure water to see if it removes it.

The Board discussed 2 different types of letters to send, depending on the circumstances. One letter would be a "violation" letter when the homeowner has done something and it is NOT acceptable, and must be fixed. The other letter would be a "defacto approval" letter when the homeowner has done something and it is acceptable, but reminding them to please get Architectural Committee approval first next time. Both letters will be sent out via certified mail and signed by the President.

The Board also went over the status of other Architectural Committee issues. 1105 Belladonna put up a fence, and a quorum of the Architectural Committee has decided that it constitutes a deed restriction and is unacceptable; but it may be a County violation also, as the fence goes into the front yard area. Valerie and Nancy have both called the County about it and have not heard back from them yet. So action on that is pending, waiting to hear from the County first. Deb will check and see if she can find out anything.

On the other issues, the Board is waiting on a quorum from the Committee, which, out of the 7-member Committee, 4 would constitute a majority. One issue is the yard/weeds at 830 Daphne. This is still pending as only 3 AC members have weighed in on it so far, which is not a quorum yet. And 711 Pennyroyal is running so far with 3 AC members saying the driveway is okay, but was not done with prior approval; and 1 member considering it a full violation. While the AC is doing their procedure, letters have been drawn up. Once the Board gets quorum authorization from the Committee, Deb will handle the letters, as Nancy is going on vacation, so that they can be signed and mailed in Nancy's absence.

### **Legal Assistance**

Nancy had names of 4 different attorneys/firms that handle HOA issues. Deb will look into recommendations.

### **Correspondence**

Deborah went through the mail and the Land Use and Zoning Letters of Notice that we have received. None seemed to affect our subdivision.

**Number of Board of Directors**

The Articles of Incorporation requires that the number of directors be an odd number of 3 or more. The offices consist of a President, Vice-President, Secretary and a Treasurer, and any other officers as the Board may create. The Secretary/Treasurer can be combined into one position/person. But when 2 different persons hold the Treasurer and Secretary positions, the Board decided to incorporate the Architectural Committee Chairperson to be a member of the Board to make it the necessary odd number. This won't be needed if there is one person serving as Secretary/Treasurer; only when there are 2 different people holding those positions. Deb will look into what title to use: at-large, trustee, etc.

**Use of Ballots**

The By-Laws state that election to the Board of Directors shall be by secret written ballot. Our officers have always run unopposed so far.

**Corporate Seal**

Unable to find the official corporate seal, the Board decided to look into obtaining another one. Deb will check for availability and prices.

**Annual Audit**

Since the By-laws state that a public accountant audit the HOA books annually, Rob will check with an accountant friend of his to see about doing it. And we can ask for volunteers at our annual meeting, which is coming up the 2<sup>nd</sup> Tuesday in November.

**Website**

Valerie has submitted suggestions about restructuring our website, which she has presented to the Board for approval. The Board went through and approved of some of the suggestions, including adding a hit counter to the bottom right of the home page, changing the format/wording of the home page, adding a new section for Board Meeting Minutes, adding "handy information" section, etc. Nancy will take these proposals to the Webmaster next month.

**Financial Report**

Checks were signed for expenses owed. Fil asked for a semi-annual report.

**Next Board Meeting**

The next meeting will be Wednesday, August 2<sup>nd</sup>, 2006 at 7:00pm at Nancy's house at 708 Catalpa.

The meeting was adjourned at 8:55 pm.

Notes taken by:

Minutes approved by:

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Nancy Striker, Secretary

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Felipe Cuesta, President