



Homeowners' Association, Inc.

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

HOA Board of Directors Meeting August 2, 2006

The meeting was held at the Striker residence at 708 Catalpa Place on Wednesday, August 2nd, 2006 at 7 p.m. In attendance were:

Felipe Cuesta, President
Deborah Evans, Treasurer
Nancy Striker, Secretary

Previous Minutes

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

Rezoning Meeting

The proposed development off Clemons and Rosier Roads was scheduled to have a rezoning meeting on July 17th, 2006. At previous meetings, the ZHM 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. Due to this conflicting information, the BOCC voted to remand it back to the ZHM, and to also include a drainage study. No one from the TP3 Board was able to attend this July meeting, and the Board has not gotten any word on the outcome of the meeting.

Architectural Committee

The Board has received a letter back from the residents at 702 Catalpa in response to the deed restriction violation letter that they received on June 17, 2006. The homeowner states that the sidewalk will be restored within 30 days and that they want to repaint the driveway. The Board will provide a copy of the letter to the Architectural Committee before their next meeting on August 14th.

The Board has approved of 2 different types of letters to be sent, depending on the circumstances. One letter would be a "violation" letter and the other letter would be a "defacto approval". Both types of letters will be sent out via certified mail and signed by the President. The Board agreed to absorb the cost of the 1st certified letter mailed to the homeowner. If any further steps are taken, the HOA will assess the postage costs to the homeowner.

The Board also went over the status of other Architectural Committee issues:

- 1) 1105 Belladonna put up a fence, and the majority has deemed that it constitutes a deed restriction and is unacceptable. But since it may be a County violation also, Zoning was contacted, but the answer was still unclear. So the Board wants the Architectural Committee to call Code Enforcement and let the County review it. If it's a County violation, we will let the County deal with it through their channels. So action on that is still pending.
- 2) 830 Daphne has mowed their yard, so this issue has been resolved for now.
- 3) 711 Pennyroyal driveway—a quorum decided that the driveway is acceptable, but to send them a defacto letter since it was done without Architectural Committee approval first. A letter was prepared but has not been signed or sent yet. Since Nancy is back from vacation, she will follow up on it.
- 4) 707 Catalpa torn pool screen/pressure washing. The residents are in India for the summer. In the meantime, the Architectural Committee will review the property.

The Board also looked at the Architectural Committee's upcoming meeting topics:

- 5) 1126 Belladonna unmowed yard. Architectural Committee to review this.
- 6) 1203 Belladonna pressure wash/gutters. The residents have been cleaning and working on their home, so this is probably a resolved issue.
- 7) 704 Catalpa brick wall/shrubs. The Board personally reviewed this property as part of their meeting. The large trees in the front yard can't be cut down per County ordinances. Therefore the County built a brick wall and detoured the sidewalk around the trees when the house was built. Now the trees have grown and have broken up the brick wall. The homeowner states that the County must maintain the brick wall since it is built on where the sidewalk would normally be. The homeowner will follow through on contacting the County.
- 8) 706 Pennyroyal fireplace painting/pressure washing. The Architectural Committee to review this.
- 9) 708 Barberry pressure washing. The Architectural Committee to review this.
- 10) 809 Daphne yard. This yard has been mowed, but still needs weeding and trimming. The Architectural Committee is to review this.
- 11) 902 Daphne has painted the front of their house yellow, but the sides are still white. The Architectural Committee is to review this.

Correspondence

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

The HOA did receive a notice from Verizon stating that they will be working in our area to accomplish general network upgrades with fiber optic cables so that Verizon will be able to offer new high speed services in the future. The HOA will put a copy of the letter on the website.

A complaint came through the website about a resident parking a large truck and a commercial vehicle on the street obstructing the view for street traffic. The secretary is to route the website messages to the appropriate party, but since the secretary was on vacation, no action has been taken on this complaint. Nancy will route this to the Architectural Committee and notify the resident.

Number of Board of Directors

The Board has not heard back about incorporating the Architectural Committee Chairperson to be a member of the Board. Also still need a title to use for this member: at-large, trustee, etc.

Corporate Seal

Unable to find the official corporate seal, the Board decided to replace it. Deb looked into it and the cost is \$26 plus shipping. The Board decided to have Deb order it.

Annual Audit

Since the By-laws state that a public accountant audit the HOA books annually, Rob was going to check with an accountant friend of his to see about doing it. In the meantime, Fil wants Deb to provide an interim financial report for the 2005-2006 budget before the annual meeting in November. The Board would like to put legal costs and palm tree trimming into the budget. Also the Board wants to know if the Welcoming Committee has all of their needed items, since the Board hasn't been asked for any funding. Three checks were signed for TECO, lawn care and the P. O. Box.

Website

The Board previously approved of some suggestions for restructuring our website, including adding a hit counter to the home page, changing the format/wording of the home page, adding a new section for Board Meeting Minutes, adding more "handy information", etc. Now that Nancy is back from vacation, she will take these proposals to the Webmaster this month.

Next Board Meeting

The next meeting is scheduled for Wednesday, September 6th, 2006 at 7:00pm at Fil's house at 704 Catalpa.

The meeting was adjourned at 8:15 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President