



Homeowners' Association, Inc.

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

HOA Board of Directors Meeting September 6th, 2006

The meeting was held at the Cuesta residence at 704 Catalpa Place on Wednesday, September 6th, 2006 at 7 p.m. In attendance were:

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

Previous Minutes

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

Correspondence

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

Corporate Seal

Deb had ordered a replacement for our corporate seal and it came in. She turned it over to the secretary to use on official HOA Board minutes and letters.

Financial Report

Two checks were signed to pay for the corporate seal and for the lawn service. Deborah reported that a final notice was sent 2 to 3 weeks ago and the following owners have still not yet paid their dues for 2006: 1102 Belladonna, 1124 Belladonna, 1211 Belladonna (who still owes from 2005 too), 934 Daphne, and 715 Pennyroyal. Fil and Rob will have a pay a friendly face-to-face visit with them. Also, we will pull the Safe Babysitter ad from our website, since they are delinquent with their dues and we never charged them for the ad anyway.

Our budget is through December 31, 2006, even though our annual meeting will be in November. We will estimate the expenses through the end of the fiscal year.

In looking through the budget for next year, we must set aside money for the Swiftmud, the webmaster, trimming the palm trees along Telfair, trimming branches growing across the brick wall, and cleaning the brick wall. Also TECO's rates have increased.

Rezoning Meeting

The Board of County Commissioners will consider application about the proposed development off Clemons and Rosier Roads at a public meeting scheduled for September 12th, 2006. The BOCC will make a final decision on this proposal.

Architectural Committee

The Board went over the status of Architectural Committee issues:

- 1) 1105 Belladonna put up an unapproved and unacceptable fence, and has commercial vehicles and equipment trailers parked on the street overnight. The Board will send them a letter for both violations.
- 2) 702 Catalpa painted driveway and sidewalk—still pending.
- 3) 711 Pennyroyal painted driveway—the Board will send them a defacto approval letter.
- 4) 704 Catalpa brick wall/shrubs. The owner contacted the County and they are re-evaluating it to assess full responsibility for it. The County said they would take action on it within 60 days. Shrubs have been removed.

All of the rest of the items from the August 2006 Architectural Committee meeting agenda have not been reviewed by the full Committee yet. The President will e-mail them.

Annual Meeting

We are looking to have our annual meeting the 2nd Tuesday in November, before all of the holidays. The secretary will look into accommodations at the Brandon High School. We can give a \$50 donation to the school for use of a room or auditorium. The Board decided to cut out the refreshments and drinks at the annual meeting, as it went largely unused, and to use that money for door prizes instead. The Board will raffle out 5 gift cards at \$20 each. Deb will obtain the gift cards. Valerie will e-mail Nancy the template for the raffle tickets. Also 2 signs must be ordered to post at the entrances, reminding residents of the meeting date, place and time. Last year we got our notices from "Signs by Mineo" for \$14+, and Nancy will try them again. We will post the signs one week in advance of the meeting.

HOA Annual Dues

With all of the Architectural Committee issues and residents not paying their dues timely, the Board is going to have to take legal action. To cover for that, the Board will ask the membership to raise the dues from \$50 to \$150 per year. To seek such a dues increase, the homeowners must be notified 15 days in advance.

Bi-Annual Newsletter

Valerie has volunteered to put together the upcoming newsletter. She said Joan's husband would do the printing for it at no charge. Nancy will e-mail Valerie the address book. Items to put in the newsletter include: the upcoming annual meeting, 2007 HOA dues, Board positions available, Architectural Committee information, Christmas Lights contest, Verizon coming to our neighborhood, needing a volunteer to do our annual audit, turning porch lights on for trick-or-treaters, etc. The Board decided to start collecting e-mail addresses of our residents. We also could obtain literature about setting up a neighborhood watch. If not enough owners are interested, a neighborhood watch could be set up on a street-by-street basis. The newsletter will have to go out at least 15 days before the November meeting, so we are looking for it to be mailed by the end of October.

Next Board Meeting

The next meeting is scheduled for Wednesday, October 4th, 2006 at 7:00pm at Rob's house at 922 Balsamina.

The meeting was adjourned at 8:45 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President