



Homeowners' Association, Inc.

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

HOA Board of Directors Meeting October 4th, 2006

The meeting was held at the Ecker residence at 922 Balsamina on Wednesday, October 4th, 2006 at 7 p.m. In attendance were:

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

Previous Minutes

The September 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. We did receive a letter from the County stating that they require an annual inspection of rental property, and they asked the HOA to voluntarily submit a list of such property in our subdivision. Deb will check her legal sources to see if we should get involved in volunteering that information.

We did receive a question through the website asking about the builder's liability in burying building supplies that in the past 10 years has rotted away and formed big holes and dips in the yards. The builder has no liability in this situation.

Website

The HOA renewed the web domain name for the next 5 years, until December 2011. The Board also decided to add the information for Animal Control Services onto the Resources page of our website.

Rezoning Meeting

The Board of County Commissioners denied the application for the proposed development off Clemons and Rosier Roads at a public meeting on September 12th, 2006. This issue is concluded for now.

Architectural Committee

A certified letter was sent to 711 Pennyroyal concerning their painted driveway on Sept. 7th. Certified letters were sent to 1105 Belladonna concerning their fence and commercial vehicles, and were received on Sept. 9th. They are to remove their commercial vehicles and equipment trailers from the street and driveway within 7 days, by Sept. 16th. And they are to remove their fence within 30 days, by Oct. 9th. Valerie was given copies of the letters for the Architectural Committee's records. 1105 Belladonna has started to take down their fence. The commercial vehicles and equipment trailers are being parked on the street overnight, and are not there during the day when the County inspects it. As far as that is concerned, perhaps pictures could be taken, or a deputy could be a witness.

Also, 702 Catalpa with the painted driveway and sidewalk—they are still working on it.

Financial Report

Three checks were signed to pay TECO, the lawn service, and postage (for certified letters). In looking over the budget, we had allocated money for the Welcoming Committee, but no funds have been used. Valerie reported that the Welcoming Committee has not visited with anyone.

Delinquent Accounts

Fil made some visits to some homeowners who had not paid their HOA dues yet. All homeowners have now paid with the exception of 1211 Belladonna, who owes from 2005 and 2006. The house is empty and a Hillsborough County Water and Sewage notice dated 9/18/06 was on the door. 1127 Belladonna had a bounced check and Deb will check with the homeowner to re-issue the check.

Bi-Annual Newsletter

Valerie put together a draft newsletter and an agenda for the upcoming annual meeting. The Board went over it and approved it with minor changes. The Board decided to put the Animal Control Services information in the newsletter on our website as well. Nancy will have Chris add that. The newsletter will have to go out at least 15 days before the November meeting, so we are looking for it to be mailed around October 25th.

Annual Meeting

We are going to have our annual meeting on November 15th, as that is the only day we can get a room at the Brandon High School. The auditorium is not available, but the library is. Nancy has signed the paperwork, provided proof of insurance and reserved the library for that date. She will hang signs up on the night of the meeting to direct people to the library. We will give a \$50 donation to the school for letting us use the library, which we will mail after the meeting.

The order of the meeting will be:

- Welcome and Introduction of Officers
- Old Business
- New Business
 - HOA Dues Increase (2007 Proposed Budget Hand-out)
 - Neighborhood Watch Program
 - Audit Volunteer
 - Architectural Committee Volunteers
 - Nomination and Election of Officers
- Open Discussion
- Drawing for Door Prizes

Nancy will provide Fil with agenda items for the meeting. Deb will obtain literature about setting up a neighborhood watch and try to get that coordinated. At the end of the meeting, the Board will raffle out door prizes. Rob has agreed to donate 4 Cheddar gift cards at \$25 each. And the Board will purchase 5 gift baskets at \$20 each. Deb will obtain the gift baskets at Cosco's or Sam's. Nancy has prepared the raffle tickets. The Board agreed it would be one raffle ticket per household. Nancy checked with "Signs by Mineo" for 2 signs to post at the entrances, reminding residents of the meeting date, place and time. The size is 18" x 24" and it is made of coroplast, a corrugated plastic, to be used outdoors. It is yellow with black lettering on a single side. They quoted \$32 for 2 signs and need 1 week's notice. In 2004, we paid \$19.26; in 2005, we paid \$21.83; and last year we paid \$14.12. Nancy will check on the price increase.

HOA Annual Dues

With all of the Architectural Committee issues, and residents not paying their dues timely, the Board will ask the membership at the annual meeting to vote on raising the dues to cover legal fees. To seek such a dues increase, the homeowners must be notified 15 days in advance, and it must be approved by a majority of members present at the meeting. Valerie suggested an alternative of hiring a separate management company to run the HOA, collect the dues, and pursue legal actions. Also, Deb will look into the HOA, itself, putting the liens on houses, instead of hiring an attorney to do it. If the homeowners do not vote to approve such a dues increase, then the dues will stay at \$50/year.

Next Board Meeting

The next Board meeting is scheduled for Wednesday, November 1st, 2006 at 7:00pm at Nancy's house at 708 Catalpa.

The meeting was adjourned at 8:30 pm.

Notes taken by:

Minutes approved by:

Nancy Striker, Secretary

Felipe Cuesta, President