



## Homeowners' Association, Inc.

P.O. Box 1773  
Mango, FL 33550  
[www.timberpond3.com](http://www.timberpond3.com)

### HOA Annual Meeting November 15th, 2006

The meeting was held in rooms 360/362 at the Brandon High School on Wednesday, November 15<sup>th</sup>, 2006 at 7 p.m. Originally, the meeting was scheduled to be held in the Media Center (Library). But two days ago, the school changed the location to these classrooms. The meeting was announced in the newsletter received in the mail during the third week of October. Also, meeting announcement signs were posted at each of the 2 entrances to the subdivision a week ago. Approximately 58 people from 38 different households attended.

#### **Welcome and introduction of officers**

Felipe Cuesta, President, introduced himself and the other board members: Rob Ecker, Vice President; Deborah Evans, Treasurer; and Nancy Striker, Secretary.

Felipe also introduced Valerie Norstrem, who is the Architectural Committee Chairperson. Valerie, in turn, introduced members of the Architectural Committee: Mike and Sondra Cliggitt, Rob Goosney, Tina Eckert, Cindy Pitts, and Joan Stratham. Felipe spoke briefly about their duties, how they process reported violations, and how the members must physically drive-by and review the exterior of all homes once a month.

#### **Old Business**

- The winner of Christmas Lights Contest in 2005 was 922 Balsamina. The HOA will have another contest this year, to be judged the weekend of December 15, 16 and 17<sup>th</sup>, 2006.
- The annual Spring Fling was held in April. A Sheriff Community Response Officer gave a talk on neighborhood safety.
- Some neighbors and the HOA got involved in the proposed rezoning of a new development off Clemmons and Rosier Roads. This development could have flooded properties in Timber Pond III. The HOA sent a letter to BOCC opposing this development. Some affected neighbors and HOA officers also attended rezoning hearings in downtown Tampa.
- The HOA updated the website and encourages the homeowners to it. It is a good venue for submitting issues. Felipe pointed out that the monthly HOA Board meeting minutes are published on the website, as well as the Deed Restrictions, the By-Laws, and Articles of Incorporation. The HOA had also received a letter from Verizon concerning their upcoming plans for running FIOS into our area, and that letter is posted on the website.
- The HOA received and addressed about a half dozen complaints this past year. They were mostly Deed Restriction violations, dogs not leashed, etc. An issue surfaced about the deep holes in people's yard, from the developers burying trash and wood at the time of building the subdivision. Developers are no longer allowed to bury like that, and as for our subdivision now having this problem, it was

suggested to have termite protection. Another complaint received was about the noise and presentation of the ice cream truck and its vendors.

- There is one delinquent homeowner with past dues still owed from 2005 and 2006.

## New Business

- **Auditor needed**

The HOA is required to perform an annual audit on the books and asked for a volunteer. Otherwise, the HOA will need 3 bids to hire someone to do the audit. One homeowner, Aaron Parke at 924 Daphne, may be able to help out and will talk to Felipe after the meeting.

- **Proposed dues increase** from \$50 to \$150/year (2007 Proposed Budget hand-out)

There are some homeowners who do not respond, or respond so slowly, to requests to collect the annual dues, or to correct deed restriction violations. The Board has sent out letters, and is now in need of legal recourse. But, a motion was made to NOT raise the dues, and this was seconded, and after much discussion, the motion carried 18 to 15. However, the impression was made to implore our neighbors to abide by the Deed Restrictions, so that legal action is not required. If such legal action is necessary, the Board will use its current reserves.

- **Election of officers**

The floor was opened to nominations for Treasurer. No one volunteered, so Debbie Evans will stay on.

Caron Cole volunteered for the Secretary position, and she was voted in unanimously.

Kevin Gales was nominated for the Vice President position, and was voted in unanimously.

Mike Cliggitt was nominated for the President position, and was voted in unanimously.

Several homeowners volunteered to be on the Architectural Committee, including Valerie Norstrom, Sondra Cliggitt, Cindy Pitts, Dan McLean, Juanita (Janie) Hughes, Gail Vasquez and Rob Goosney.

They were all voted in unanimously. Valerie Norstrom was nominated to stay on as the Architectural Committee Chairperson. She will have a meeting with the other members and allow them to select the Chairperson. The Chairperson will then be announced after the Architectural Committee has their first meeting.

- **Drawing for door prizes**

At the conclusion of the meeting, the following names were drawn for door prizes:

Karen Fiedor	915 Daphne
Harold Hisey	1129 Belladonna
Marty Warren	912 Daphne
Dan McLean	1117 Belladonna
Wayne & Wanda Williams	1106 Belladonna
Joan Statham	707 Barberry
Caron Cole	934 Daphne
Cindy Pitts	921 Daphne
Debbi O'Reilly	827 Daphne
Carol Anne Friedman	905 Balsamina
Martin DeCoster	1105 Belladonna
Valerie Norstrom	1120 Belladonna

The meeting was adjourned at 8:55pm.

Notes taken by:

Minutes approved by:

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Nancy Striker, Secretary

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Felipe Cuesta, President