



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting

August 6th, 2007

The meeting was held at the Cliggitt's residence at 1119 Belladonna Dr. on Monday, August 6th, 2007 at 7 p.m. In attendance were:

Mike Cliggitt, President

Kevin Gales, Vice President

Debra Evans, Treasurer

Valerie Norstrem, Architectural Committee Chairperson

Deed Restriction Violations

707 Catalpa (missing Mailbox door)

The mailbox structure itself is in tact. However, the mailbox door was missing. No debris, papers or related USPS mail were around the mailbox or related easement. There is no Deed Restriction (DR) article or section that can be cited and used as substantiation for a DR Violation letter. In newer deed restricted communities, mailboxes are formally addressed in the Deed Restrictions. In T3, they are not. The mail deliveryman was asked if he was impeded from delivering mail to that address—he stated no. This means that USPS can successfully deliver mail to 707 Catalpa. On the USPS website, no mailbox regulations were found for Tampa/Brandon FL. That leaves the Board with aesthetic issues and no DR violation content. If one wanted to "stretch" Article II Section 10, then maybe, a letter could be written to the homeowner stating that they should replace their mailbox door. However, again, there is no solid DR content that can be used.

It was agreed that a letter will be sent to 707 Catalpa stating that a second complaint has been made against them by their neighbors and that these neighbors request that they replace their mailbox so that that US Mail is not scattered on the street or surrounding area.

1212 Acanthus (toilet at edge of driveway)

A letter will be written asking the homeowner to properly dispose of the toilet and have it removed from the outside property.

2008 Budget (Expenses)

Two new expense items were proposed for the 2008 budget.

1. Since pressure washing the brick wall along Telfair was not part of the 2007 budget, it was proposed that this expense be added to the 2008 budget.
2. Repaint or repair the Timber Pond III signs at both entrances along Telfair road.

It was also proposed that in addition to the other 2007 budget expense items, the tree trimming expenses be increased for 2008.

It was noted that the SWFMD inspection has been ordered and that an invoice is expected.

To generate community involvement, it was proposed that the 2008 budget be sent to all homeowners in the September - October time frame.

2008 Budget Survey

When the budget is mailed to each homeowner, a short survey will accompany the budget. This survey will offer homeowners with an opportunity to view each expense and share their feedback. Valerie will create the survey and present it to the Board so it can be approved before the September - October budget mailing.

Unpaid Dues

Mike Cliggitt successfully collected 3-years of unpaid dues and late fees (\$180.00) from the homeowner at 1211 Belladonna.

The meeting was adjourned at 8:15 pm.

Notes taken by:

Minutes approved by:

Valerie Norstrem

Mike Cliggitt, President