



Homeowners' Association, Inc.

P.O. Box 1773 • Mango, FL 33550

www.timberpond3.com

Annual HOA Meeting

19 November 2008

President Dr. Fred Barja called the annual meeting to order at 7:08pm, then led us in the recitation of the Pledge of Allegiance.

Current board of directors was introduced:

- Dr. Fred Barja, President
- Rick Ivey, Vice President
- Deborah Evans, Treasurer
- Debra O'Reilly, Secretary
- Steve Bross, Architectural Control Committee (ACC) chairman

Fred announced that all positions on the board of directors were up for a vote. Voting was scheduled for later in meeting.

Fred recounted the notable 2008 problems and accomplishments of the HOA:

Problems:

- Spring Fling: poor turnout after a lot of work by several neighbors; probably only 20-25 families attended.
- Palm tree trimming along Telfair Road: Contractor was less than meticulous. Lesson learned: Full trimming in two years may cost twice as much.

Successes:

- Contractor power-washed Telfair wall.
- Entrance signs to neighborhood were re-painted with much less expense than expected, because wooden posts did not need to be replaced.
- Landscape company kept grass on Telfair well-trimmed.
- 100% of homeowners' dues were collected for 2008.

Tammy Hubbert asked how Deborah was able to collect all dues. Discussion ensued about how Deborah located non-resident owners.

This engendered another question: How many renters are there in the neighborhood? Deborah counted seven rentals; three foreclosures; one vacant house for sale.

Other 2008 concerns that Fred mentioned:

- A theft "in recent times;"
- violations of deed restrictions.
 - Architectural Control Committee sent letters to six or seven homes; all but one complied with the letters.

New concerns mentioned by attendees:

1) Arrest at 922 Balsamina – someone associated with a marijuana grow house – there were arrests; new renters have moved in now.

2) Website: Is it not being updated?

- It is updated sporadically. Deborah said two newsletters have been posted and the Spring Fling flyer was posted. Monthly board meeting minutes, however, are not posted.

3) Violations:

- Steve talked about wooden fences in disrepair around the neighborhood. Joan Statham mentioned some houses needing pressure washing and/or paint. Steve explained that, due to the economic downturn, repairs are bound to be affected. ACC fights its battles judiciously.

802 Daphne Drive is in foreclosure. Deborah has been in contact with the attorney representing the mortgage company re: home repairs/landscaping on that property; she awaits word about it. Once the pool turns black, Steve said that anonymous complaints filed to the county will cause them to come out and issue violations. No one knows what effect that will have. The big problem for the HOA is the liability if we clean the yard ourselves or hire someone to do it and someone gets injured.

Deborah will post something on the TPIII HOA website when she hears from the attorney about how to deal with the house and yard located at 802 Daphne Drive.

Fred hoped to discuss strengthening by-laws and covenants, but we need 2/3 of the membership present even to discuss it, and less than 30 of the 139 members attended tonight.

Proposed budget:

Motioned & seconded: to remove Spring Fling from budget: passed by voice vote.

Palm tree trimming: Fred suggests that we do nothing in 2009, but budget for twice as much expense in 2010 and get a contractor who will diligently care for the trees.

Re: Insurance for the new board - Fred suggested the new board should review the insurance policy carefully. Rick Ivey, who formerly worked in insurance, said the current policy is unintelligible. Deborah reported that it has cost less than \$400 yearly for the past three years. Dick Weaver said his recent VFW Roundtable coverage (\$1M coverage) cost \$780 – he thinks ours is dangerously low.

Proposed – motioned & seconded – voice vote to approve 2009 budget with \$65-per-year dues.

Tammy Hubbert asked: Are rentals legal within covenants? Yes.

ELECTIONS:

Treasurer – Deborah Evans described the position she currently holds: It starts annually with dues notices to 139 homeowners ... keys to post office to collect dues checks ... re-sending notices ... paying TECO and landscapers monthly; signature cards for new board members; newsletters; etc. Lively discussion ensued about the breadth of the duties Deborah has taken on as Treasurer.

Cathy Forsthoffer (910 Daphne) volunteered to take over Treasurer slot. Voice vote acclamation.

Debra O'Reilly volunteered to stay as Secretary. Voice vote yea.

Rick Ivey told us about VP: serves as tiebreaker; does research; motions for adjournment!

Marty Warren (912 Daphne): new Vice President by voice vote.

Architectural Control Committee: Steve Bross is the chair and has five volunteer committee members. They meet quarterly, according to bylaws. Members walk the neighborhood and identify violations; the ACC picks its battles carefully.

Deborah Evans volunteered to take over the ACC. She immediately called for volunteers. **Curt Brown** volunteered; Charles Palmer said his wife, **Joni Palmer**, also volunteered. **Bryan O'Reilly (absent)** has agreed to remain on the committee.

Established freestanding Welcoming committee that reports to the board: **Tammy Hubbert** and **Joan Statham** volunteered.

Fred described President's duties, which include hosting monthly board meetings and signing ACC letters re: violations. **Fred Barja** accepted the position for one more year.

Charles Palmer suggested: His brother's homeowners' association combines a fall/Halloween-type potluck with their annual meeting ... the next board will discuss this good idea. Tammy said she would work on it.

Look out for your neighbors, says Fred. Be a good neighbor.

Door prize drawing winners:

Lee Anne & Peter Corbin
Dick Weaver
Dan McLean
Rick Ivey
Joan Statham
Gerry Westfall
Carol Ann Friedman

Thanks to Deborah Evans for procuring the door prizes, as well as compiling, printing and disseminating the budget report and meeting reminders/newsletters. We are grateful.

Rick Ivey motioned to adjourn at 8:20pm; seconded by all.

Respectfully submitted,

Debra O'Reilly, Secretary



Fred Barja, President

Present:

Sondra Cliggett
Curt Brown
Rick & Rory Wyatt
Gerry & Delores Westfall
Charles Palmer
Cathy Forsthoffer
Marty & Joanie Warren
Carol Anne Friedman
Fred Barja
Debra O'Reilly
Shari Simmons Allen
Frank Marquez
Dan McLean
Tammy Hubbert
Joan Statham
Aaron Parke
Lee Anne & Peter Corbin
Richard & T.J. Weaver
Albert White
Steve Bross
Deborah Evans
Rick Ivey