



## Homeowners' Association, Inc.

P.O. Box 1773 • Mango, FL 33550

[www.timberpond3.com](http://www.timberpond3.com)

### Annual HOA Meeting

11 November 2009

President Dr. Fred Barja called the annual meeting to order at 7:05pm in the Media Room at the Brandon Academy.

Current board of directors sat at the front of the room:

- Dr. Fred Barja, President
- Marty Warren, Vice President
- Cathy Forsthoffer, Treasurer
- Debra O'Reilly, Secretary
- Tammy Hubbert, Architectural Control Committee (ACC) chairman

Fred announced that the position of President, and others, would be up for a vote. Voting was scheduled for later in the meeting.

Fred recounted the notable **2009 HOA successes and concerns**:

#### Successes:

- **We successfully paid all HOA bills, which include electricity for street lights, all the landscaping on Telfair and common areas throughout TP III. Other payments that became necessary in 2009: upkeep of foreclosed properties [e.g., 802 Daphne]; liens to collect payment for delinquent dues and landscaping.**
- **Cleanup (i.e., cutting back vegetation) of drains into common areas (\$480), in preparation for:**
- **Bi-annual SWFWMD inspection of said drainage areas (\$225).**
- **Dues collection – 137 out of 139 collected! Kudos to the residents!**

Architectural Control Committee has been diligent, but not to the point of bullying, to **maintain property values** in the neighborhood. Letters have been sent and residents have been 95% compliant, Fred said.

#### 2009 concerns that Fred mentioned:

- Biggest recurring problem has been pets, in particular, dogs, running free in the neighborhood, and owners not picking up after them. One dog even killed a kitten in someone else's yard.
  - Fred said that, to take care of this, **the county asks for a notarized letter\* from 2 other residents**: this action will prompt the county to follow up with neighborhood complaints that are safety- or health-related.
- Poor work on boots of palm trees on Telfair last year; cost: \$1200 (lowest bid submitted). HOA has budgeted \$3000 to take it on in 2010; this estimate is based on the higher bids submitted last time.
- Fences are falling apart around neighborhood, lowering property values throughout.

#### New concerns mentioned by attendees:

- Joan Statham mentioned again this year that black mold on some homes has still not been cleaned. How can we hold them accountable? **ACC can/will address such issues.**
- Another attendee noted mold on sidewalks: some are slimy/unsafe. Should be reported to the county. On county's website, problems can be reported virtually. **Also, note county request for action\* above.**

- Someone mentioned the Pennyroyal eyesore: a building in construction on Telfair, infringing on Pennyroyal. According to some residents, this building will be a parts-stripping garage for cars bought at auction. Telfair properties can be dual-purpose; no one is sure whether permits were obtained.
- Larry Spano asked: Has lien been placed yet on 802 Daphne? Deborah Evans explained: Certified notice of lien has been accomplished; after 45 days, lien will be recorded; it is due to be recorded this week. (Many thanks to Deborah for all her unpaid work in this.) Will HOA debts be recovered when home is sold? Deborah said at least a percentage will be recouped, pro rata. We pay \$90/mo now, in addition to an initial cleanup fee earlier this year.
- Bryan O'Reilly: Drainage area behind 827 Daphne gets filled with trash – bottles, etc. Critters are robbing trash cans and depositing trash back there. Bryan found current, sensitive personal info (checks, etc.) back there. Please be careful throwing things out and clean up trash you find around the neighborhood. Make sure trashcan lids stay on if you put out cans the night before trash collection.
- An attendee said he attended a City of Brandon meeting 3 yrs ago, when there was talk of a railroad quiet zone, which would be considered in 5 years. Has anyone heard any further talk? Felipe said the railroad system in FL has eminent domain – trains “can make enough noise to secure or clear the intersection.” We'll have to live with it.
- Fred received an email with 802 Daphne house concerns, plus questions about where the \$3000 tree-trimming estimate came from. He addressed both: 802 Daphne funds may be collected, at least in part, after sale, because of the lien Deborah has placed. The estimate is based on two estimates collected in 2008, with a \$200-400 increase for inflation.
- Trees on Telfair now infringing on power lines – Deborah volunteered to call TECO about it.
- Someone mentioned problem houses on Pennyroyal – Tammy will check and inform the board.
- Gail (hostess of 2008 Spring Fling) asked Bryan O'Reilly to re-mention block parties/Spring Fling; she misses them. Fred explained that they were dropped due to lack of community participation vs. HOA costs and amount of work expended. Deborah suggested a Fall Fling/Annual Meeting combo, which might bring more people to both. **Attendees voted to re-consider for next year.**

#### **Door Prize Winners (four \$25 gift certificates):**

- Sondra Cliggitt
- Joan Statham
- Dick Weaver
- Deborah Evans

#### **Election of Officers:**

- President: Tammy Hubbert
- Vice President: Marty Warren
- Secretary: Debbi O'Reilly
- Treasurer: Deborah Evans
- Architectural Control Committee chair: Denise Skillman  
- New ACC committee members: Lisa Smith; Delores McKay

#### **Proposed budget 2010:**

Cathy read the proposed 2010 budget:

Pressure cleaning, Telfair wall: \$1200. Felipe moved to eliminate it for 2010. Removed from budget.

Landscaping - \$4380. OK.

TECO - \$1300. OK.

Palm trees de-booted: \$3000. Discussion; remained in the budget.

Annual report preparation: \$61.25. OK.

Postage: \$400.00 [up from \$324.02 for 2009]. OK.

Office supplies: \$300.00. OK.

Insurance: \$811.92. (Now up to \$1M in coverage; policy was re-written to include the proper # of houses and coverage for the board members.) OK.

SWFWMD bi-annual inspection: \$0 for 2010; was \$225 for 2009. OK.

Cleanup: \$0 for 2010; was \$480 for 2009. OK.

Annual meeting venue rent: \$400 for 2010; was \$100 in 2009. OK.

Meeting signs: \$50 for 2010 (\$0 in 2009). OK.

Door-prize gifts: \$100. OK.

Time to update welcome books – not yet in budget; might be covered within office supplies budget. OK.

Holiday decorating contest: \$50. OK.  
P.O. box \$60. OK.  
Web service: \$75, raised to reflect HOA dues increase\*. OK.  
Bank services: \$20. OK.  
Emergency fund: \$500. Discussion about doubling it; OKed [see below].  
Planter repair: \$0. OK.  
Fees: 802 Daphne: \$90/mo = \$1080. OK.

Fred talked about preparing fiscally for unknown factors such as additional foreclosures and associated costs.

Deborah Evans proposed doubling emergency fund, to \$1000. Motion carried: 100% approval.

Felipe talked about Telfair trees: He proposed simple tree trimming; budget for half of the \$3000 this year, half next: that would provide extra contingency funds if there are more foreclosures.  
Deborah will call county to find out if TECO may clear the trees, because they are interwoven in the lines.  
Another suggestion was made: Could we just cut them down? [No motion was made.]

Felipe made a motion to cut tree-trimming budget in half: vote failed.

Delores moved to accept \$10 increase to \$75 annual dues\*; passed overwhelmingly.

Proposed: Could important items from monthly meetings, or messages about neighborhood happenings, be posted on TP3 website? Not necessarily all monthly meeting minutes, but regular updates of some sort might be possible. **Board will discuss the possibility.**

**Final words from the outgoing President:**

**Look out for your neighbors, says Fred. Be a good neighbor. Be observant and diligent about occurrences on our streets. With your help, the neighborhood will be safer for all of us.**

Felipe led a standing ovation in thanks to Fred for his service as President.

Dick Weaver made a motion to adjourn at 8:30pm; seconded by all.

Respectfully submitted,

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Debra O'Reilly, Secretary

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Fred Barja, President

*Present:*

Sondra Cliggitt  
Rick & Rory Wyatt  
Cathy Forsthoffer  
Marty & Joanie Warren  
Carol Anne & Dave Friedman  
Dr. Fred Barja  
Debbi & Bryan O'Reilly  
Dan McLean  
Tammy Hubbert  
Lisa Smith  
Lisa Odorczyk  
Felipe Cuesta

Ruby D. (Delores) McKay  
Larry & Arlana Spanos  
Lyle & Wendy Olivier  
Chris Macionski  
Joan Statham  
Ken Reinhold  
Lee Anne & Peter Corbin  
Denise Skillman  
Carolyn Henderson  
Richard Weaver  
Deborah Evans