



## Homeowners' Association, Inc.

P.O. Box 1773 • Mango, FL 33550

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

### Annual HOA Meeting

3 November 2010

Vice President Marty Warren called the annual meeting to order at 7:10pm in the Media Room at the Brandon Academy.

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

- Tammy Hubbert, President
- Marty Warren, Vice President
- Deborah Evans, Treasurer
- Debra O'Reilly, Secretary
- Denise Skillman, Architectural Control Committee (ACC) chairman

Tammy announced that all positions would be up for a vote. Voting was scheduled for later in the meeting.

Tammy recounted the notable **2010 HOA successes**:

- **HOA applied for a Hillsborough County grant: Tammy and Denise attended a class to learn how to apply. After a period of input from the neighborhood residents on how to use a \$2500 neighborhood-improvement grant, they obtained estimates for removal of the palm trees on Telfair. We will know in December whether the county has approved our grant proposal.**
- **TECO tree-cutting: Tammy contacted TECO and they trimmed the palm trees on Telfair from the tallest wires (TECO's lines).**
- **Overall positive response from residents to requests to improve properties – kudos to all.**
- **Collection of dues: 95%+ in the middle of a recession. Only 6 of 139 have not yet paid in 2010.**
- **When 802 Daphne property was sold, HOA was reimbursed for all lawn-maintenance fees paid.**

**New concerns mentioned by attendees:**

**Proposed budget 2011:**

**No dues increase proposed for 2011. Budget will be maintained at the current \$75 dues per household.**

Budget-related questions:

Q: **Please explain SWFWMD drainage inspection/clearing budget items.** Charles Palmer explained the items; Deborah Evans talked about the need to increase clearing frequency to a yearly, not bi-annual, chore. It is a flood hazard if we wait too long.

Q: **How many properties are being maintained currently?** Two on Acanthus; HOA hired CrossCreek Landscaping to do front lawns only. Since then, one house has been leased, so HOA pays for only one. We hope for reimbursement at such time as the house sells.

Q: **How many neighborhood homes are currently in foreclosure?** Four.

Motion to approve the budget; seconded; **approved unanimously.**

**What additional things does the board need to know about?**

Q: We don't want more trees planted on Telfair, but how can we keep Limona parents from parking there?

Q: Has school been asked what can be done about the parking? No, not yet. Good idea.

Q: There are other county grants available; any ideas for other improvements? None were proposed.

Q: What can be done about a home in the neighborhood that looks abandoned? Address will be provided to the HOA so that the Architectural Committee can send a letter to address health issues re: lawn and pool.

Q: Any neighborhood crime in 2010? Only stolen items from a couple of unlocked cars. This neighborhood has been very safe. We are fortunate.

Q: Do we need replacement No Soliciting signs? Consensus is **Yes**.

Tammy reminded all attendees of the upcoming Christmas house-decorations contest. She also asked that we all consider occasions to get the neighborhood together without a big fuss – just to be neighborly.

**Election of 2011 HOA Officers:**

**Tammy Hubbert, President:** Volunteered for one more year at the helm. Unanimously re-elected! We are grateful for her leadership, enthusiasm, neighborhood spirit and get-it-done attitude.

Other new officers elected (all unanimously):

**Curt Brown: Vice President**

**Denise Skillman: Treasurer**

**Lisa Odorczyk: Architectural Committee Chair**

**Lee Anne Corbin: Secretary**

**All residents are invited to come to monthly board meetings. Signs will be put up every month, and the board welcomes greater participation!**

Congratulations to our **raffle winners** (each received a \$25 gift certificate):

**Frank Marquez**

**Rick Ward**

**Marty Warren**

**Lee Anne Corbin**

Final thought, expressed by a resident: One of the things the HOA needs to do better is to welcome new neighbors. The board will work on that in 2011.

Meeting was adjourned at 8:25pm.

Respectfully submitted,

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Debra O'Reilly, Secretary

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Tammy Hubbert, President

***Present:***

Cathy Forsthoffer

Marty & Joanie Warren

Carol Anne & Dave Friedman

Debbi O'Reilly

Jean McLean

Tammy Hubbert

Mike & Lisa Odorczyk

Rick Ward

Frank & Jean Doto

Curtis Brown

Lee Anne & Peter Corbin

Denise Skillman

Richard (Dick) Weaver

Deborah Evans

Robb Allen

Shari Simmons Allen

Frank Marquez

Jim Mollen

Charles Palmer