



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting January 12, 2011

Meeting was called to order at the Hubbert residence at 7:05pm. In attendance: Tammy Hubbert, President; Curtis Brown, Vice President; Lee Anne Corbin, Secretary; Denise Skillman, Treasurer; Lisa Odorczyk, Architectural Control Committee chairperson. Attendees: Jerry and Delores Westphal, Rebecca Rios.

Treasurer's report:

Denise reported that she has obtained the checkbook and other treasury records from Deborah Evans, 2010 Treasurer. She has updated the authorization list with the new officer names at the bank (BB & T) and paid recent invoices. Denise purchased a \$50 gift certificate for the neighborhood holiday decorating contest and needs to be reimbursed. She is responding to a foreclosure notice and will put the lenders on notice regarding a possible lien for HOA dues.

Lisa Odorczyk received the post office box keys and "For Deposit Only" stamp from Deborah Evans and has been picking up the HOA mail at the post office and depositing HOA dues checks. Lisa agreed to continue picking up mail and making bank deposits. She will give invoices and other correspondence to Denise.

2011 HOA dues: Approximately 50% (74 out of 137) of homeowners have paid their 2011 dues so far. The Board agreed to put a reminder notice on the HOA website and post a sign at the neighborhood entrances about late dues. Denise will send reminder letters in March to any homeowners who have not paid 2011 HOA dues. She told the Board that the HOA may assess a homeowner for interest on unpaid HOA dues.

Curt suggested that the Board should communicate the approved HOA dues to all homeowners following the annual HOA meeting each year to confirm amount and date due and the Board agreed.

Follow-up on old business:

Tammy Hubbert said it is unlikely that she will be going to Iraq and therefore will be able to remain as the 2011 HOA President.

The Christmas decorating contest was won by Richard and Fern McGarrell of 914 Balsamina and they were given a \$50 gift card to a local restaurant.

The county grant that the HOA had applied for (to cut down palm trees on Telfair) was not approved. Tammy said there is \$3,000 in the budget that could be used for this purpose. Curt suggested that the county should maintain the trees since they are on county property and suggested that the HOA pressure the county to do so. Curt will file a code enforcement complaint against the county to have them trim the palm trees on Telfair.

Architectural Control Committee report:

- 934 Daphne- Lisa sent a follow-up letter on 12/16/10 to clean up the yard but the registered letter was returned as “undeliverable.” There is still an old basketball hoop in side yard, trash cans in front of garage.
- 707 Catalpa- Lisa sent letter on 12/16/10 re: wrecked car which is still parked on the street. Registered letter was signed for. Homeowner has been notified about issues in the past and has been responsive.
- 1105 Belladonna- Trailer is being parked in street. Last year this issue was addressed with homeowner and was corrected.

Both homeowners have 30 days (until Jan. 17, 2011) to address these issues. Appropriate further action was discussed on 934 Daphne and 707 Catalpa.

New business:

Website needs to be updated to include all Board meeting minutes, Christmas decorating contest results. Lee Anne will contact webmaster to get this done.

Discussion by Board to utilize the website more and to use e-mail addresses to communicate with homeowners. Lisa reported that we have approximately 50% of the homeowners’ e-mail addresses at present.

Board agreed to continue posting signs at neighborhood entrances to notify homeowners of meetings and other items.

A discussion about naming homeowners in the Board minutes who are in violation of deed restrictions/by-laws. Board members felt it was appropriate to list the homeowners’ addresses but not names in the minutes. Denise made a motion to approve this and Curt seconded the motion, all Board members were in favor.

Curt initiated discussion about solicitors in the neighborhood and asked if the HOA has ever contacted the companies of solicitors. Board members were not aware of any follow-up in the past and Tammy said we need to replace the “No Soliciting” signs that used to be posted under the Timber Pond signs. The old “no soliciting” signs disappeared some time ago. Tammy agreed to get quotes for new signs and will present at the next Board meeting.

Board discussed looking at new landscaping for the planters at the neighborhood entrances in April/May.

Curt asked about the possibility of getting a stop light installed at the intersection of Mead and Victoria in front of the high school. He has called the high school, was told that the County Commission is doing a study on this. Curt will attempt to get an update from the Commission on this project.

Next BOD meeting will be on **Wednesday, February 9, 2011 at 7 p.m. at Tammy’s house.** Move to adjourn was seconded. Meeting adjourned, 8:35 p.m.

Signed by:

Minutes approved by:

Lee Anne Corbin, Secretary

Tamara Hubbert, President