



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting June 7, 2011

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

The HOA Board minutes from May were approved.

Treasurer's report:

Update on 2011 HOA dues: Reminder letters were sent out within the past month and 2 were returned unopened. 12 payments received since last meeting; however, 14 are still due. President will follow up with those do not pay by June 18, 2011. Board expects payment of HOA dues from title company on 809 Daphne (new owners). The Board discussed establishing liens on those homeowners who do not pay the 2011 HOA dues by July 18, 2011.

Follow-up on old business:

Sabal Palms on Telfair and Planters at Entrances: Crosscreek landscaping has not provided a plan or estimate to the Board, as was requested at last month's Board meeting. Board will have conversation with them about interest in this project and other maintenance lawn work in the subdivision; HOA may need to consider other companies. The HOA currently pays Crosscreek \$365/month (approx \$90/week) for monthly maintenance of common areas and planters, cutting grass along Telfair.

E-mail Addresses: Secretary updated the list of homeowners' e-mail addresses; Architectural Committee Chairperson has additional updates to make using contact info. she and the Treasurer have received.

St. Pete Times (SPT): St. Pete Times (SPT) newspaper box is to be installed soon at the neighborhood entrance. TBT may follow, depending on usage of the St. Pete Times box.

Telfair wall: Board had asked Crosscreek for an estimate to pressure clean the wall, but has not received anything from them. Architectural Committee Chairperson will source other pressure washer vendors for estimates.

Welcome Kits: Pro Copy has agreed to print welcome kit booklets for new homeowners at no charge to the HOA. One kit and other welcome gifts were given to new residents at 809 Daphne.

Architectural Control Committee report:

- 816 Daphne- Board approved screen porch request.
- 808 Daphne- Requested screen porch, which Board approved.

New business:

Secretary has been contacted about an e-mail from a homeowner that had been sent to the HOA but was unanswered, according to the sender. No one on the Board recalled ever seeing the e-mail regarding RVs parked on Acanthus and Telfair. However, this same issue had been brought to the Board by other homeowners and has been addressed on more than one occasion.

The Board attempts to respond promptly to all calls and e-mails it receives.

The Board discussed a concern about homeowners not maintaining their yards and landscaping, including not mowing, trimming, watering or fertilizing. Board members will identify the worst properties that are not in compliance with deed restrictions and will send letters notifying those homeowners of their obligation to keep up their lawns. Board will draft a letter and include specifics from the by-laws. Non-compliant homeowners will be given 30 days to bring property to a compliant level (showing signs of improvement). The Architectural Committee Chairperson will send out the letters.

Board will contact another landscaping company for an estimate on redoing the planters and will also seek quotes to get sprinklers operable at planters. President will research HOA documents from prior years for information on water bills.

One homeowner suggested putting lights on the signs at the entrances. The Board discussed the feasibility of this, but agreed not to move forward on this due to cost (not in budget at this time) and concerns about vandalism.

Next BOD meeting will be on **Thursday, July 14, 2011 at 7 p.m. at Tammy's house**. Motion to adjourn was made and seconded. Meeting adjourned at 8:15 p.m.

Signed by:

Minutes approved by:

Lee Anne Corbin, Secretary

Tamara Hubbert, President