



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting

July 14, 2011

Meeting was called to order and seconded at the Hubbert residence at 7:07 pm. In attendance: Tammy Hubbert, President; Curtis Brown, Vice President; Denise Skillman, Treasurer; Lee Anne Corbin, Secretary; Lisa Odorczyk, Architectural Control Committee Chairperson.

The HOA Board minutes from June were reviewed and approved.

Treasurer's report:

Update on 2011 HOA dues: Three more homeowners paid their 2011 HOA dues in the past month, but 11 are still unpaid. President will make phone calls to follow up on those who have not paid.

The HOA has contracted with Crosscreek Landscaping to cut the grass at the foreclosed home at the corner of Acanthus and Pennyroyal.

Invoices paid in the past month include liability insurance, Teco and Crosscreek.

Follow-up on old business:

Sabal Palms on Telfair: The Board has been unable to obtain a permit to cut down the palms on Telfair. A suggestion was made to trim the trees this year since progress is not being made with regard to cutting down the trees. Board members agreed to move forward with tree trimming vs. removal at this time.

Planters at Entrances: Previously the Board told Crosscreek that \$250 per planter had been budgeted to redo each planter and Crosscreek was asked to come back with a proposal on what they could do for us within that budget. Crosscreek has responded that they cannot provide new plants and labor for that amount. The President has spoken with Crosscreek again and asked for a written estimate of what it will take to redo the planters.

E-mail Addresses: The HOA is missing an e-mail address for approximately one-third of the homeowners. The Board will continue to ask for e-mail addresses and update the list as addresses are obtained through e-mails to the HOA or other communications. Having a complete e-mail list will facilitate more regular, less expensive and faster communications to all homeowners. Homeowners are encouraged to e-mail the HOA at hoa@timberpond3.com with their current e-mail address and phone number.

St. Pete Times (SPT): A St. Pete Times (SPT) newspaper box has been installed at the corner of Telfair and Windhorst.

Telfair wall: Board has confirmed that homeowners whose property backs up to the Telfair wall own the portion of the wall on their property. Deed restrictions state that the HOA is responsible for maintenance of the outside of the wall. The Board agrees that the wall needs pressure cleaning and has contacted a number of local pressure washing companies. Those companies want the homeowners who live adjacent to the wall to provide the water. The Board will contact another homeowners' association to find out how they pressure wash their wall if common water is not available. The Board currently has 2

quotes for pressure washing, but the vendors can bring only one tank of water and would need residents to supply the additional water that is needed. The Telfair wall is approximately 7,924 square feet and the 2 quotes are: 1) \$550 and 2)10 cents per square foot to do the outside and top of the wall. The Architectural Committee will continue to attempt to find a pressure washer that can supply their own water.

Welcome Kits: Updated welcome kit booklets were printed courtesy of ProCopy and are now available for new homeowners. The Architectural Committee is responsible for greeting new residents and providing them with a welcome kit.

Property Maintenance: The Board had further discussion about the condition of a number of properties within Timber Pond III, specifically failure to maintain lawns and landscaping, fences in bad shape or needing cleaning, and other deed restriction violations. In the past month the Board has received e-mails from a number of residents about the poor condition of certain properties. It was agreed that Board members will personally look at each and every property to determine if there are true violations that needed to be corrected before letters are sent out. Letters will identify the type of violation such as lawn, fence or other (to be defined by the violation). Homeowners receiving a letter will be expected to begin improving their property within 30 days. The homeowners' association has an obligation to hold homeowners accountable so that property values do not decline; as part of living in a deed restricted neighborhood, all homeowners are required to maintain their property at all times.

Architectural Control Committee report:

- 824 Daphne- Boat in driveway for over 30 days. Letter to be sent to homeowner.
- 827 Daphne- Complaint received by the HOA regarding the wagon in the yard. Issue was discussed by the Board and Board has considered the wagon as lawn art since it is a restored antique and is inoperable. The matter will be discussed with the homeowner since a concern has been raised about it being construed as a deed restriction violation.

New business:

The Board has been approached by the individuals who own the wooded property on Telfair across from Timber Pond III. They have reported that on July 4, 2011, fireworks were shot into the pine trees from our neighborhood and a number of small fires were created. The Board agreed to communicate to homeowners that shooting fireworks into that area as well as other conservation areas can be a fire hazard and must be discontinued.

Board discussed the 2011 annual meeting and newsletter. Within the next month, Board members will contact a variety of facilities close to the neighborhood to inquire about availability, cost, seating, etc., then will decide on this year's location for the annual meeting. The annual meeting date has been tentatively set for the 2nd Tuesday in December 2011 (December 13) and the annual newsletter is expected to be mailed to all homeowners around the 2nd week in November. All residents are encouraged to attend the annual meeting as well as monthly HOA Board meetings.

New officers will be needed on the Board starting in January 2012 and those who are interested in serving the community are asked to make their interest known to the Board prior to the annual meeting.

Next BOD meeting will be held on **Tuesday, August 9, 2011 at 7 p.m. at Tammy Hubbert's house at 1220 Acanthus**. All homeowners are welcome and encouraged to attend.

Motion to adjourn was made and seconded. Meeting adjourned at 8:50 p.m.

Signed by:

Minutes approved by:

Lee Anne Corbin, Secretary

Tamara Hubbert, President