



## Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

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

### HOA Board of Directors Meeting August 9, 2011

Meeting was called to order and seconded at the Hubbert residence at 7:15 pm. In attendance: Tammy Hubbert, President; Denise Skillman, Treasurer; Lee Anne Corbin, Secretary; Lisa Odorczyk, Architectural Control Committee Chairperson; Lisa Smith and Delores McKay- Architectural Committee Members. Absent: Curtis Brown, Vice President. Homeowner Attendees: Brian O'Reilly.

The HOA Board minutes from July were reviewed and approved.

#### **Treasurer's report:**

Update on 2011 HOA dues: One additional payment made in past month, still ten homeowners have not paid. President has made calls to all homeowners who haven't paid yet. Motion was made and seconded to send a final certified/return receipt letter to delinquent homeowners since all attempts to collect so far have been unsuccessful. If no payment made within 30 days, Board will file claims for liens to recoup dues.

There are currently 2 vacant houses (foreclosures) and one on Acanthus is under contract.

Invoices paid in the past month include TECO, Crosscreek Landscaping and E-Zee Tree Service (for tree trimming). Post office box fee is due by end of August 2011.

#### **Follow-up on old business:**

Sabal Palms on Telfair: The palm trees were trimmed by E-Zee Tree Service within the past month.

Planters at Entrances: Crosscreek has not provided a proposal on redoing the planters. Two members of the Architectural Committee will talk to other landscapers and bring back names of vendors and estimates to redo the planters. Board has been told there is a well on the property near the corner of Acanthus/Telfair and an Archit. Committee member will do research to determine exact location of well.

Telfair wall: The Architectural Committee will continue to attempt to find a pressure washer that can supply their own water to pressure wash the wall.

Property Maintenance: As a result of concerns expressed by homeowners, the Board identified properties needing improvements (lawns, shrubs, fences, general maintenance, etc.). Board reviewed entire neighborhood and sent letters to violators on July 22, 2011 giving them 30 days to make improvements. A number of homeowners responded by e-mail to the Board, some positive and some negative. Specific issues have been identified for those homeowners requesting additional information.

At the end of August the Board will review properties again to determine if improvements have been made. Those properties that have not made any improvements will be discussed at the September Board meeting. Board has already seen improvements by many homeowners including yard maintenance, sod, etc.

Annual HOA Meeting- The annual meeting date has been tentatively set for the 2<sup>nd</sup> Tuesday in December 2011 (December 13). All residents are encouraged to attend the annual meeting as well as monthly HOA

Board meetings. Board members have contacted a number of local facilities to get availability, cost, etc. and will continue to investigate possible meeting locations.

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.

**Architectural Control Committee report:**

- 824 Daphne- Letter was sent to homeowner about boat in driveway and violation has been corrected.
- 827 Daphne- The wagon in the yard was discussed with the homeowner. It is now in the garage and will be placed in side yard as lawn art, which Board approved.
- 809 Daphne- Paint color approved.
- 1111 Belladonna- Homeowner has installed solar fans on roof and has talked with the Board about putting solar panels on the roof on the front of the house next year, which Board approved.
- 922 Balsamina- Letter to be sent to resident about POD (storage trailer) that is in driveway. It needs to be removed.
- Architectural Committee suggested getting a sign that could be placed in a yard that has shown significant improvement and will get quote from a sign maker.

**New business:**

Overgrowth of wild vines: Homeowner Brian O'Reilly attended the Board meeting to discuss an issue related to kudzu, air potato and wild vines growing in the conservation areas of Timber Pond III and behind/beside his property. This year vines are growing quickly and he has contacted the county about 12-15 homes threatened by the vines. During the winter the vines become dried out and are a fire hazard. County cannot assist because the property is not theirs, but someone from the county will be coming out to look at the vines. County suggested that the HOA hire a licensed herbicide company that can kill the plants; Brian is willing to get quotes and find a vendor.

A motion was made and seconded to have Brian contact 2 to 3 vendors to assess the situation and provide an estimate to address the invasive plants in common areas, then to provide the info. to the HOA Board for consideration.

Brian O'Reilly also talked about mosquitoes being a problem this year. Suggestions were made about keeping water and larvae out of plants and other containers in the yard.

Welcome Kit: Welcome kit and \$25 gift card given to new residents at 915 Balsamina.

Banking Services: A motion was made to invite a BB & T representative to the next Board meeting to discuss HOA banking services, including HOA online dues payments. Treasurer will contact the bank to arrange this.

Garage Sale: Board discussed a neighborhood garage sale in the fall which will be organized by the Architectural Committee and advertised at the end of October on Craig's List. Archit. Committee will design a flyer to distribute to homeowners at the end of September.

Signs: Board would like signs to post to notify homeowners of monthly HOA Board meetings and will purchase for reasonable price.

Next BOD meeting will be held on **Tuesday, Sept. 13, 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 9:25 p.m.

Signed by:

Minutes approved by:

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Lee Anne Corbin, Secretary

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Tamara Hubbert, President