



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting September 13, 2011

Meeting was called to order and seconded at the Hubbert residence at 7:10 pm. In attendance: Tammy Hubbert, President; Curtis Brown, Vice President; Denise Skillman, Treasurer; Lee Anne Corbin, Secretary; Lisa Odorczyk, Architectural Control Committee Chairperson; Lisa Smith and Delores McKay-Architectural Committee Members. Homeowner Attendees: Brian and Debra O'Reilly, Mike Von Behren.

The HOA Board minutes from August were reviewed and approved.

Treasurer's report:

Update on 2011 HOA dues: One additional payment made in past month, nine homeowners have not paid. Final notice letters have not yet been sent, as Board will consult with attorney about the letter to be sent and legal action needed to collect dues.

Invoices paid in the past month include TECO, Crosscreek Landscaping and E-Zee Tree Service (for removal of two Palm trees on Telfair), post office box renewal fee.

The Treasurer has received notice of a foreclosure on Belladonna.

Follow-up on old business:

Overgrowth of wild vines: Homeowners Brian and Debra O'Reilly attended the Board meeting to provide an update on research Brian has done in the past month on the invasive vines growing in the conservation areas of Timber Pond III. TP III has three conservation areas and the invasive plants/vines can become dried out and become a fire hazard. Brian has contacted the County Extension office and the Environmental Protection Commission for wetlands and was told the HOA needs a permit for each area to spray chemicals. Brian filed a code enforcement complaint on 9/13/11, and in 7 to 10 days, someone will come from Code Enforcement to look at the property (Code Enforcement Planning and Growth Management, phone 813-276-8356)

Since the HOA does not own the conservation areas (the 8 acres are privately owned by someone who does not live in TP III), the HOA would need to get the owner's permission to spray or do anything on his property. The HOA could take legal action against the owner for failure to properly maintain his property. The Board discussed whether the HOA should attempt to force the owner to clean and inspect the conservation drains as well. Board will speak to an attorney and do research on the owner of the conservation areas.

The 3 conservation areas are officially listed at the following addresses: 0 Acanthus (Folio #0675896432); 0 Daphne Drive (Folio #0675896434); and 0 Pennyroyal Place (Folio #0675896430).

Quotes from two chemical companies to address the vines were: 1) For first year, chemical treatment cost between \$12,000 and \$20,000; 2) Company would just cut vines back, expects 80 to 100 man hours of work with cost of approximately \$5,000.

Board will await response from Code Enforcement and will discuss next steps at October Board meeting. Sabal Palms on Telfair: Two palm trees were removed by E-Zee Tree Service within the past month.

Planters at Entrances: Architectural Committee has confirmed that the well that was located near one planter is no longer operable. The pump was removed, cut off and capped. Committee has found a landscaper who is interested and has requested specifics on what is to be done for planters and possibly all landscaping for TP III. Board will obtain a quote to do planters and all common areas. Archit. Committee proposed that maintenance of the planters be included in the regular landscaping work and monthly invoice so that the planters are kept up on a regular basis.

Telfair wall: The Architectural Committee has contacted another pressure washer that can supply their own water to pressure wash the wall and is awaiting a call back.

Property Maintenance: Board feels that most homeowners have been making improvements to their properties over the past couple of months as requested.

Annual HOA Meeting- The annual meeting date is set for Tuesday, December 6, 2011. All residents are encouraged to attend the annual meeting as well as monthly HOA Board meetings. President will check with nearby schools for availability.

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.

Garage Sale: Neighborhood garage sale will be held on October 22, 2011 from 8:00 am until 1:00 pm. It will be organized by the Architectural Committee and advertised by the HOA. Archit. Committee will distribute a flyer to homeowners and all homeowners can sell their items outside their home that day.

Signs: Two signs to notify homeowners of monthly HOA Board meetings or the annual meeting were purchased and will be placed at neighborhood entrances in advance of meetings. The signs are erasable and reusable. The Architectural Committee will maintain and post signs.

Architectural Control Committee report:

- 922 Balsamina- POD (storage trailer) has been removed from driveway.
- Board discussed street lights on homeowners' properties and trees that are blocking or covering the lights. TECO will not address these and it is the homeowner's responsibility to cut the trees back. Committee will look at properties with street lights and send letters to those whose trees need trimming.
- Fallen Tree: A tree has fallen in the front yard of a homeowner on Daphne Dr. Letter will be sent to homeowner, who is responsible for clearing.

New business:

Homeowner Mike Von Behren came to the Board meeting with safety concerns regarding the RV and vehicles frequently parked on the street on Acanthus at the Acanthus/Telfair corner. The vehicles often block the entrance to the neighborhood. The Board has sent letters and personally spoken to the homeowner about this. However, the deed restrictions allow 72 hours for a vehicle to be on the street and the vehicles are always moved before Code Enforcement can take action. The Board has done all it can and recommends that homeowners report violations to Code Enforcement at 813-276-6600.

Legal Assistance: The Board discussed possibly needing a line item in the 2012 budget for legal fees to have an attorney assist with liens, legal advice, etc. Board will contact an attorney within the next month for assistance with filing liens and dealing with the owner of the conservation areas.

Beehives: Board received letter regarding bee hives on private property and suggested that someone go to a county meeting to discuss. Board will contact the homeowner about this.

Next BOD meeting will be held on **Wednesday, October 19, 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 9:05 p.m.

Signed by:

Minutes approved by:

Lee Anne Corbin, Secretary

Tamara Hubbert, President