



Homeowners' Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

HOA Board of Directors Meeting November 3, 2011

Meeting was called to order and seconded at the Odorczyk residence at 7:17 pm. In attendance: Tammy Hubbert, President; Denise Skillman, Treasurer; Lee Anne Corbin, Secretary; Lisa Odorczyk, Architectural Control Committee Chairperson; Delores McKay- Architectural Committee Member; Absent: Curtis Brown, Vice President.

Follow-up on old business:

Wild vines growing in the Conservation areas: The Timber Pond III deed restrictions, page 8.2, section 10, states that no one can enter the wetlands to cut or make alterations. It has been determined that the Homeowners' Association has no ability or authority to maintain the wetlands property. A letter will be sent to homeowner Brian O'Reilly letting him know about the Association's inability to address the vines. As previously discussed, the conservation areas are owned by a third party who is not a resident of Timber Pond III. The HOA's attorney previously stated that homeowners who have vines encroaching over their property line may cut them back without any liability, but she advised that homeowners should not go onto the conservation area property since it is privately owned.

Since the last Board meeting, an e-mail was sent to homeowners regarding mosquitoes to increase awareness and to ask them to call Mosquito Control to ask them to spray the neighborhood.

Annual Homeowners' Meeting: A decision was made to hold the annual meeting at the home of Michael and Lisa Odorczyk, 808 Daphne Drive, Brandon, FL on December 6, 2011 at 7:00 pm. Vacancies on the Board of Directors will include President, Vice President, Secretary, Treasurer and Architectural Committee Chairperson. Lisa Odorczyk (current Architectural Chair) expressed an interest in the Treasurer position and Delores McKay (current Architectural Committee member) expressed willingness to serve as the Vice President. Monthly Board meetings can be held at the home of the President or rotated among the officers' homes.

HOA newsletter- Board members reviewed and edited a draft of the newsletter and will send it via U.S. mail to all homeowners on November 6, 2011. It will also be e-mailed to those homeowners whose current e-mail address is on record with the HOA Association.

Discussion of two properties on Catalpa Drive: Two properties within TP III have been non-responsive to numerous letters sent to them by the HOA regarding failure to maintain their homes, yards, fences, sidewalks, etc. The Board will ask its Attorney to send a letter on behalf of the HOA to fix all issues within 10 days or the HOA will have repairs/clean up done at the homeowners' expense + legal fees. This will include repairs/replacement of a fence, pressure washing, yard maintenance, etc.

Lawn Care: The Board will send a letter to Crosscreek Landscaping terminating their service. Prime Cut Lawn Care, Inc. was approved by the Board in October to become the HOA's new lawn care provider.

New business:

2012 Proposed HOA Budget: Board members reviewed the proposed 2012 HOA budget as submitted by the Treasurer. The Board discussed actual expenses incurred in 2011 as well as each line item of the proposed budget and made adjustments as agreed upon.

Annual Homeowners' Meeting Agenda: The agenda for the annual HOA meeting was put together and will include a Welcome of Attendees, Introductions of the Board, Accomplishments of the HOA during 2011, Objectives and Keeping the Momentum Going in 2012, Treasurer's Report, 2012 Budget Proposal and Vote, Nominations and Election of New Board Members, Open Discussion/Questions, Gift Card Drawing, Adjournment. Notices for the 2012 HOA dues will be mailed out to all homeowners immediately after the annual meeting.

Treasurer's report:

2011 HOA dues: Eight (8) HOA dues for 2011 still have not been paid. Attorney sent demand letters to two of these and the Architectural Chair is sending two others.

Legal Fees: Attorney to provide an invoice to the HOA for expenses recently incurred and this will be paid from the 2011 Emergency fund in the budget.

Architectural Control Committee report:

Garage Sale: The neighborhood garage sale was held on October 22, 2011 from 8:00 am until 1:00 pm. Lisa Smith, Architectural Committee member, coordinated the garage sale.

Pressure Washing: Pressure washing of sidewalks in front of the conservation areas was completed since the last meeting.

Next meeting will be the Annual Homeowners' Association meeting, which will be held on **December 6, 2011 at 7 p.m. at home of Michael and Lisa Odorczyk, 808 Daphne Drive.** All homeowners are encouraged to attend.

Motion to adjourn was made and seconded. Meeting adjourned at approximately 9:35 p.m.

Signed by:

Minutes approved by:

Lee Anne Corbin, Secretary

Tamara Hubbert, President