

Timber Pond III Homeowners' Association, Inc.
HOA Annual Homeowners' Meeting

PO Box 1773
Mango, FL 3550

www.timberpond3.com

December 8, 2014

Present: Mike Cliggitt, President
Carol Hawkins, Treasurer
Barbara Hooker, Secretary

Next meeting: 7:00 pm January 13, 2015 1119 Belladonna Drive

Meeting called to order at 808 Daphne Drive at 7:05 pm.

I. Announcements

Reading of November minutes was waived; minutes were approved as presented.

II. Treasurer's Report: Carol Hawkins

As of 12/7/2014 there is \$7,071.82 in the HOA account. All current bills have been paid. There are still checks pending so the actual balance may vary. Thirty-five homeowners have already paid their 2015 dues.

2015 budget was presented and accepted with the following questions:

1. Is the \$800.00 designated for SWFMD part of the landscaping budget? **(No.)**
2. What legal expenses have been incurred? **(An attorney has been consulted regarding how to proceed with the properties in foreclosure in the neighborhood.)**

III. Architectural Control Committee Report: No representative available

Mr. Cliggitt reported on upgrades to community appearance in 2014 which included new signs and landscaping at both entrances to the subdivision.

Judging for the Annual Christmas decorating contest will take place on December 20, 2014 at 7:30 pm.

Questions from the homeowners included:

1. Can the streets in the community be treated with a 'coating' on the asphalt? **(This service can be requested of the county every 15 years. Mr. Cliggitt will look into the possibility of getting it done.)**
2. Regarding driveway maintenance, can driveways be painted, paved or filled? **(No.)**
3. Is the conservation area on Pennyroyal considered a sinkhole? **(Not officially, and it is privately owned by Mr. Love who may or may not have stopped paying taxes on it, so it MAY have reverted to county ownership.)**
4. What is the follow up step once a homeowner has received a violation letter (or several) from the architectural committee? **(We really depend on the civic spirit of our homeowners and their desire to keep our community well maintained to enforce by-law infractions. Frequently the infringement is simply a matter of oversight and the letter is sufficient for the problem to be corrected. In those cases where a letter does NOT suffice or a situation becomes a public nuisance or a health hazard**

we can report it to the proper County authorities for resolution, In extreme cases the association reserves the right to consult with an attorney.

IV. Old Business

No old business was presented.

V. New Business

A motion was made to raise the fee on past due HOA dues from \$10.00 to \$25.00. After discussion the motion was seconded and carried. The fee for late payment of 2015 HOA dues will be \$25.00. Fees are considered past due (late) after January 31, 2015.

Election of officers for the Board:

Two board positions are or will be vacant in 2015- Vice President and Secretary. **Ms. Lisa Odorczyk** volunteered and was selected as Vice-President. **The secretary position will be unfilled** from January 1, 2015 as no one volunteered and **Ms. Barbara Hooker** will be stepping down on December 31, 2014.

Mr. Phil Ferguson volunteered to be a member of the architectural committee and potentially the Chair.

A request was made to hold community garage sales twice a year; one in April and another in October. This will be considered by the 2015 board.

The 2015 Timber Pond III Homeowners' Board of Directors are;

President: Michael Cliggitt

V-President: Lisa Odorczyk

Treasurer: Carol Hawkins

Secretary: Vacant

VI. Other

Raffle winners were **Nancy Striker** and **Rory Wyatt**.

Sincerest thanks to **Michael and Lisa Odorczyk** for allowing us to use their home for our meeting!

Meeting adjourned 8:06 pm.

Notes submitted by:

Barbara Hooker, Secretary