



Timber Pond HOA Minutes – SPECIAL MEETING October 7, 2021

The meeting was called to order at 7:05 by President, Rick Ivey.

In attendance:

Fifteen families were represented in person, the names of who, are kept in the Secretary's files. Along with the Board Members below.

President - Rick Ivey,
Vice President – Matt Knight
Secretary - Dave Friedman,
Treasurer – Tina Ivey
A.C. Chair - Steve Bross

1st Amendment

Amendment to General Restrictions - regarding a term of 6 months minimum to rent

Rick started by giving a brief synopsis of the first amendment regarding a minimum rental or lease term of 6 months. The goal was to not only to stop the issues caused in the neighborhood by the current Air B & B located at 1213 Belladonna, but also stop future Air B & B's from popping up.

Rick mentioned that prior to proposing the amendment, the Board, along with the help of our Attorney, had done extensive research, so our position could be fully defended should the need arise. "And in fact, our attorney had received an email from an attorney representing the homeowner at 1213 Belladonna. Our attorney promptly responded by citing Florida Statutes that apply and support our position."

2nd Amendment

Amendment to the Amendment Provision – regarding changing the percentage of required homeowners casting votes to 65%

Rick Ivey also spoke to the need of requiring fewer votes for future Amendment changes.

After open discussions over both topics with Homeowners and Board Members Present, A vote was called for and counted by the secretary and results were announced as follows:

Total of 123 votes by ballot and by proxies:

The 1st Amendment passed with a vote of 119 by ballot and proxies in favor of the 6-month minimum rental term

The Amendment passed with a vote of 117 by ballot and proxies in favor of reducing the votes required to 65% .

All Ballots and Proxies collected are on file with the Secretary.

A motion to adjourn was made by Steve Bross. Seconded by Tina Ivey. The meeting was adjourned at 7:44 PM.

Recorded and written by Dave Friedman, Secretary