



Timber Pond HOA Minutes – November 23, 2021

In attendance:

President - Rick Ivey,

Vice President – Matt Knight

Secretary - Dave Friedman,

Treasurer – Tina Ivey

A.C. Chair - Steve Bross

Immediate Past President – Pete Oberg

The meeting was called to order at 7:45 by President, Rick Ivey.

A motion was made by Rick Ivey to approve the October 7th Meeting Minutes.

Seconded by Steve Bross. Motion passed unanimously.

Treasurer's Report – Starting balance - \$16,742.84. Ending balance - \$15,889.61.

As per Tina Ivey, “Only one resident has not paid their 2021 HOA dues. Proposed 2022 budget on a separate document.

Unfinished Business

Procedure for dealing with the Air BNB – As per Rick Ivey, “The changes made need to be reflected in the Bylaws published on our website. Once this is done, Code Enforcement can be contacted each time a short-time rental takes place. As per our attorney, we need to keep “the complaints up” with the Air BNB owner.

Rick was also going to contact VRBO and Air B & B to let them know this house is now in violation of the Bylaws.

These 4 items to be removed from the website:

- 1) Notice of Special Meeting.
- 2) Timber Pond III Proxy
- 3) 1st Amendment to Declaration
- 4) Highlighted changes.

Rick will handle this with our webmaster.

Telfair School Traffic – Concerning the ongoing traffic issue, Pete reached out to both the school principal and Ken Hagen, our County Commissioner. Neither have responded.

Pete did speak with the new Project Manager, Sandeep Janwadkar. As per Sandeep, "The delay is with TECO. They are to move the streetlights to the other side of the street. Should be done by mid-March. Pete asked about installing "No Parking" signs. Response was, "we'll look into it."

Drainage Ponds – Steve Bross – "Another 60-day extension request was sent."

Once water levels have receded, RSS Field Services will be contacted to request an estimate for cleaning out the growth.

New Business –

1) Annual Meeting – Set for December 9th at 7:00. Steve Bross has prepared the "reminder" signs.

2) Dues adjustments – The Board decided not to raise the HOA fee

3) New Board nominees / Volunteers – Some names of possible volunteers were discussed to take positions on the Board at the Annual meeting. As per Dave Friedman, "During the time the existing Board solicited Proxy signatures, some neighbor's names were mentioned who might be interested. These people will be contacted prior to the Annual Mtg."

If no nominees come forward for President and Treasurer, Rick and Tina Ivey will stay on for another year.

Pete Oberg said he would volunteer to be Vice President.

4) Budget – The Board went through each item on the 2021 Budget and made proposed modifications, where applicable, for the 2022 budget. See separate attachment.

5) Gift for best Christmas decorations – A \$50.00

The next meeting will be December 9th, at 6:30, just prior to the Annual Meeting.

A motion to adjourn at 9:09 was made by Matt Knight. Seconded by Dave Friedman.

Recorded and written by Dave Friedman, Secretary.