



Homeowner's Association, Inc.

P. O. Box 1773  
Mango, FL 33550  
<http://timberpond3.com>  
[timberpond3@gmail.com](mailto:timberpond3@gmail.com)

## BOD MEETING MINUTES

15 January, 2025

Monthly Meeting

Present:	PRESIDENT	Michele (Mike) Arduini
	TREASURER	Carol Sligh
	ACC CHAIRMAN	Steven Bross
	VICE-PRESIDENT	Andrew Diedrick
	SECRETARY	Kristi Miller

Meeting was called to order at 6:35 pm by President Arduini.

**Approval of Minutes:** Minutes of 05 Dec 2024 meeting were approved as presented.

**Treasurer's report:** Balance end of 2024 was \$18,234.95

2024 Starting balance was \$16,700  
Expenditures for 2025 expected to increase by \$2700  
Minus the \$1000 overture collected in 2024 equals \$1700/138 homes = \$12.50/resident  
Therefore, dues were raised in 2025 from \$100 to \$115  
March 1<sup>st</sup> a late fee is applied raising dues to \$125  
Two homes made payments of \$100 rather than \$125; Treasurer Carol sent letters out  
Refunds sent to American Homes for over payments  
Carol is preparing taxes (in January 2025) so we know what is owed to IRS

**ACC Report:**

- Sidewalks, not this year
- Streets, not this year
- Street light repairs reported, one street light out on Balsamina and one out at east end of Acanthus
- Storm debris on Daphne has been removed
- All storm debris appears to be gone from the subdivision now
- Reminder: retention pond areas are private property, not ours, but we have the right to maintain them, RSS Services sprays ponds, do NOT park in the grass.
- SWFWMD inspects stormwater retention ponds every 5 years
- Consider dumping soil on low spots around Penny Royal sinkhole pond
  - o Encourage neighbors to say something to one another if we see something that is not inline with HOA/County rules
  - o Animal control was called about coyotes, they will not remove, we should educate so Steve is sending out a letter

**Old Business:**

- Next community garage sale tentatively scheduled for April 2025

**New Business:**

- For the Annual Meeting a 'Quorum' consists of 10% of home owners.
- BOD can increase annual dues by 15% without a community vote
- If more is required it takes a majority of residents in attendance as long as a quorum is present or represented.
- Christmas Decoration Award, judged 20-25 Dec by the President, \$50.00 Publix card went to Cinderalla White at 1221 Acanthus Ave.
- Door prize awarded at annual meeting; One Year Annual Dues, to Carol Sligh.
- New Board members first meeting: Andrew Diedrick, VP and Kristi Miller, Secretary.
- Google gmail account information provided to new board members
- Board meeting minutes must be posted online for residences due to new legislation by DeSantis
- How to get better participation in cleanups and HOA annual meetings?

**Next Meeting:** 19 February 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

**Motion to Adjourn** by Vice President Diedrick, Second by ACC Chair Bross

**Meeting Adjourned:** 7:50pm.