



Homeowner's Association, Inc.

P. O. Box 1773
Mango, FL 33550
<http://timberpond3.com>
timberpond3@gmail.com

BOD MEETING MINUTES

19 February, 2025

Monthly Meeting

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

Meeting was called to order at 6:32 pm by Vice President Andrew Diedrick

Approval of Minutes: Minutes of 19 Jan 2025 meeting were approved as presented.

Treasurer's report: Balance end of 2024 was \$27,167.74
\$9,350 HOA fees collected in January 2025
5 homes left to pay
81% are paid
\$421.26 funds sent out, 4 of which were overpayment refunds
Expenditures for 2025 expected to increase by \$2700
Therefore, dues were raised in 2025 from \$100 to \$115
March 1st a late fee is applied raising dues to \$125
June 1st a late fee is applied raising dues to \$150

Carol will prepare taxes in March

ACC Report:

- Fence on west side of Penny Royal pond falling down and neighborhood complaint was made
- Steve spoke with the fence owner who is working on improvements and he will fix fence
- Continued parking on grass near Penny Royal pond, not allowed
- Street lights not all fixed
- All storm debris is gone from subdivision
- Reminder retention pond areas are private property, not ours, but we have the right to maintain them, RSS services spays 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

Old Business:

- Next community garage sale potentially scheduled for April 12, 2025

New Business:

- Proposed to include certified mail cost in fees for accounts not paid that require certified mail, place the burden on owner to encourage timely payment
- Increase late fee penalty to encourage timely payment
- Request for call into County for pothole fix on Catalpa Place
- How to get better participation in cleanups and HOA annual meetings?

Next Meeting: 12 March 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

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

Meeting Adjourned: 7:31pm.