



Homeowner's Association, Inc.

P. O. Box 1773
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BOD MEETING MINUTES

21 January, 2026

Monthly Meeting

Present:	PRESIDENT	Andrew Diedrick
	VICE-PRESIDENT	Ron Locklear
	TREASURER	Faith DeCoster, Carol Sligh
	SECRETARY	Kristi Miller
	ACC CHAIRMAN	Steven Bross

Meeting was called to order at 6:32 pm by President Andrew Diedrick in physical attendance

Approval of Minutes: Annual 2025 meeting minutes were approved, uploaded to Timber Pond III website

Treasurer's report:

- Ending 2025 Balance = \$22,640.70
- A \$10 over payment check was not closed out
- \$13,254.42 expenditures, \$17,660.14 brought in including \$500 in estoppel checks
- Rick will continue estoppels, \$125 fee
- \$50 Publix gift card sent to 817 Daphne Christmas decoration winner
- 65% homes have paid 2026 assessment
- 48 homes left to pay including three rental companies that sent \$115 checks
- Minutes need to be sent to Bank of Tampa with new treasurer and president information
- Carol started 2025 taxes, paid Aaron landscaper for January-February
- Will send check to Chris for website fee which went up to \$125 annually
- Carol's CPA associate certified books this year for \$100

President's Report:

- What to do about late payments and how to post new assessment amount of \$145 as of Feb. 1
- Steve will send out email reminder the end of January reminding homes to get dues in by Jan. 31 to avoid fee increase

Vice President's Report:

- No news, new VP in attendance

ACC Report:

- Steve handed out by laws and deed restrictions to new board members and explained that the annual meeting date must be exactly the same every year and it is bypassed, quorum = 10%
- ACC meeting was held with Phil, Tammy, and Matt the week prior
- Steve will remain ACC chair but he wants backing from ACC regarding violation and advisory letters so it is a consensus
- As of now the board can ignore by law violations, institute Article 10 or Statue 720 which is authority to fine
- We can replace the word "fine" with "assessment" to levee fines without changing deed restrictions
- Steve will update document to meet Article 10 and topic will be revisited at next meeting
- Current chicken issue at 910 Balsamina will be resolved as owner is moving
- 931 Balsamina owner also moving/moved last week

New Business:

- As of 1/1/2026 financial records need to be provided to home owners upon their request and accessible through a secured site with a passcode, this is new law as part of the HOA Transparency Act
- Need to contact Chris Macionski with new board member information to be posted on TP3 website

Old Business: - No news

Next Meeting: 11 February 2026 (a Wednesday); 6:30 pm at Steve's house, meeting moved to 18 February due to conflict

Motion to Adjourn by President Diedrick, Second by VP Ron Locklear

Meeting Adjourned: 7:38 pm.