



Homeowner's Association, Inc.

P. O. Box 1773
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BOD MEETING MINUTES

27 August, 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 6:33 pm by President Mike Arduini in physical attendance

Approval of Minutes: Minutes of 23 July 2025 meeting were approved, uploaded to Timber Pond III website

Treasurer's report:

- Balance end of July 2025 was \$29,235.73
- Still owe one resident \$10 for overpayment
- Will need to raise dues due to the significant increase in insurance

President's Report:

- Last news letter was re-written to address verbiage, it will be uploaded to the website rather than emailed out
- Still working on new insurance policy, several quotes are in but are high

ACC Report:

- May need new lawn service for common areas (unowned areas) as Aaron is retiring
- We will get quotes for new service, we are advised the fee will increase significantly
- Aaron currently is paid \$1,200 every other month for service
- We went over the scope of the service in preparation of a request for bid
- \$2700 fee to pressure wash brick and common area sidewalks
- Next SWFWMD inspection of storm pond sewer system will be April 2027
- 1125 Belladonna landscaper may have to return to remove tree allowed to fall into conservation area
- Violation will be sent to Belladonna home that has chickens, ducks, roosters

New Business: - At next annual meeting there will likely be new board/ACC member nominations

Old Business: - What we need to do to change by laws regarding parking box trucks etc. in driveways, streets
- What we need to do to change by laws about parking on grass in own yard

Next Meeting: 24 September 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

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

Meeting Adjourned: 7:41 pm.