

December 5, 2017 Annual Timber Pond III Meeting

Attendees:

Felipe Cuesta, President
Fred Barja, Vice-President
Ashley Gerry, Treasurer
Carol Anne Friedman, Secretary

The meeting was called to order at 7:12 pm. 18 of the 138 homes in the neighborhood were represented.

Old Business and Reports

1. Carol Anne read the November minutes and they were approved.
2. Treasurer's Report by Ashley - Current Balance - \$6,022.01
Checks for November -
TECO - \$ 90.79
Wink's Lawn Care - \$ 445.00
Bank Fee - \$ 4.00

The 5 year proposed budget and increasing the annual dues by \$25 were discussed. There were concerns about why legal fees were shown each year and that the reason for the dues increase is to pad a legal fund. The Vice-President assured those in attendance that the increase is to cover normal expenses, i.e. County taxes, Liability Insurance, lawn care, cost of mailings etc. It is not to "pad a legal fund".

The vote on increasing the annual dues was taken and it passed 15 to 3. **Annual dues will increase by \$25.00 to \$100.00 for 2018.**

There was a motion to add \$500.00 to the 2018 budget for cleaning the front wall. The motion passed. The 2018 budget was voted on and it was passed. If the cost to clean the wall is more than \$500, the board has the authority to go with the lowest bid, even if more than \$500.

A paypal account has been added for homeowners to pay the annual dues. There is a \$4.00 merchant fee to pay electronically that the homeowner will have to pay.

New Business

1. Changes to HOA Covenant Documents - Fred explained that our documents have no substance to go after homeowners if their property goes downhill.

Fred and Felipe have been working with our attorney to update our documents to bring them into compliance with the 2017 Florida Statute 720. They will continue to work together on this until it's complete.

The goal of bringing the documents into compliance is to keep our property values up. Fred and Felipe will contact all the homeowners to discuss the changes. The plan is to start this in late January.

2. Once again we will have our Annual Christmas Light contest. Judging will be on Sunday, December 17.
3. Board of Directors Election

This year, all positions are available. Felipe asked for nominations for all positions and **no one volunteered to join the board.** It was discussed what would happen if a board can't be seated.

If no one volunteers to be on the Board, the HOA could be turned over to an outside company which means dues will go up by more than the current increase of \$25. Or, the HOA could be dissolved and homeowners could do whatever they want to their house, i.e. park a boat in front, paint any color, not cut grass etc.

Felipe will discuss options with the attorney since the current board is ready to step down and no one volunteered to be on the board.

The meeting was adjourned at 8:40 pm.