

January 11, 2017 Timber Pond III HOA Meeting

Attendees:

Felipe Cuesta, President  
Fred Barja, Vice-President  
Ashley Gerry, Treasurer  
Carol Anne Friedman, Secretary  
Phil Ferguson, Architectural Committee Director

The meeting was called to order at 7:05.

**Old Business and Reports**

1. Reading of the minutes - Carol Anne read the minutes and one change is needed - will add that annual dues of \$75 was voted on and approved.
2. Treasurer's Report by Ashley Gerry - Current Balance - \$10,486.90  
Checks for December are as follows -  
TECO - \$86.53  
Winks Lawn Care - \$445.00  
Ashley Gerry - \$97.69 for HOA Dues Mailing

So far, 80 of the 133 homes have paid their dues. Ashley will send a reminder email on 1/23 to those who haven't paid d

3. Architectural Committee Report - Phil Ferguson

The last inspection was 11/1/16 and there were 19 violations. Most were for garbage cans being visible - either left in front of the house or by the street. Most of these have been taken care of. There was discussion on visiting the people who are still in violation. It was also mentioned that we need to be consistent with what we do as far as violations.

A camera has been purchased for use with 2nd violations and higher.

4. The Christmas Decoration and Lighting winners -  
922 Balsamina - 1st place and 914 Balsamina - 2nd place
5. Felipe, along with Phil and/or Fred, will inspect the storm drain near 1129 Belladonna that is full of plastic poop bags.

**If anyone is caught putting poop bags, trash etc. in the storm drains, the county will be notified and they will take action.**

## **New Business**

1. Rewrite Deed Restrictions - if one item needs to be added, it can be done with an amendment. The entire thing doesn't have to be rewritten.
2. An architectural violations spreadsheet is needed.
3. Comments returned with dues - Most comments were about road paving, tree trimming, speeding and parking on the streets. Frank was looking into having the roads re-paved. Phil will check with him on the status. The roads in Timber Pond III have been re-paved once.
4. Ashley will send an email concerning our Annual Yard Sale. Owners can vote on having it in the Spring or Fall.
5. There was discussion about having a Spring Community Clean Up. An email will be sent to see if anyone is interested in doing this. The last time this was done, residents could put out paint cans, chemicals etc & volunteers picked up the items & took them to the appropriate place.
6. 5-Year Budget - The HOA is financially fine now, but may not be in a couple of years. There needs to be discussion on raising dues to keep from going in the red.

The meeting was adjourned at 8:10.