

Timber Pond HOA

March 1st HOA Meeting

Attendees:

Felipe Cuesta
Ashley Gerry
Amanda Crinigan
Phil Ferguson
Larry Spanos
Dave Friedman

Call to order 7:02

1. READING OF MINUTES

Motion to suspend the reading of February minutes was passed.

2. REPORTS

2a Treasurer Report – by Ashley Gerry - Current Balance - \$13,825.95
Outstanding HOA Fees: 915 Balsamina Dr and 802 Daphne

Felipe briefly mentioned going to visit 802 Daphne in person, along with Mandi Crinigan .

Checks written in the last 30 days:

Teco \$89.53

Hernandez Law Offices \$213.00

Tropical Lawn Care \$900.00

Brief discussion in the quality of the lawn care we are getting.

Going forward, all checks will have two signatures.

New Liability Insurance documents were received. Covered through March 2017.

2b. Architectural by Phil Ferguson

There have been numerous inquiries/requests regarding house/fence painting. On April 15th, Phil and Larry will do a walk through the neighborhood.

One complaint was communicated for a car being parked on the grass at 1217 Acanthus.

This house is owned by Invitation Homes. They will be contacted so they, in turn, will contact their renters.

3. OLD BUSINESS

A. Web site up and running. Email system working well.

B. Old Record Storage – Felipe has 7 year old HOA records, dating back to 2008, which is the required length of time to keep them on file.

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OLB BUSINESS, con't.

Statute 720

C.1. Certification Form, that requires signatures of President, Vice President, and Treasurer, which confirms their understanding of the Bylaws, policies, etc. This form will be signed at the April meeting, and kept by the Recording Secretary.

C.2. Discussed the different ways in which each homeowner could "attend" the monthly Board Meetings.

Discussion, led by Mandi, was to try Zoom. This is a "conference call" program that would be the least expensive. Possibly no cost at all. The meetings could be "attended" by up to 40 people, and last up to 40 minutes.

Emails will go out to the homeowners with the information on how to join the meeting. The phone number to call, etc.

Mandi offered a motion to try Zoom for the April meeting, which was seconded by Felipe.

The motion passed.

D. Newsletters – Went out. We are looking for other topics to add to upcoming Newsletters. A date was set for the next Neighborhood Garage Sale – April 9th. 8:00 to 12:00. Separate flyers will go out. Will be put on web site. Emailed too.

E. Next issue. The need for a summer issue was discussed.

F. 915 Balsamina.

As per the attorney, our documents need to be updated in regards to the handling of past due HOA fees with a new homeowner, that has just moved into a house, where the previous homeowner was delinquent.

It was mentioned that Claudia Reinhold may look into this for the HOA.

The house at 915 Balsamina is now up for sale. Bulls Realty is handling this. The agent is Brigittia Long. An open house was held February 27th and 28th. As of March 2nd, there is no contract.

The sale sheet is attached. It clearly states that there is an HOA. It also states that the HOA fee is \$125.00.

As per Fernandez Law, a lien was never filed. Fernandez Law is to be contacted not to do any more work in regards to this address.

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4. NEW BUSINESS

A. Web Site / Facebook Service Agreement

Mandi proposed that she would handle our web site and Facebook page in exchange for HOA fees.

This is to be voted on by the HOA via email. Responses will be needed by next Board meeting – April 5th.

Felipe mentioned getting with current web site host – Chris Macinski, concerning negotiating the cost for next year.

B. An ice cream / hot dog social was discussed for June 11, 11:00 AM to 1:00PM Felipe is going to approach an ice cream store to confirm costs.

Meeting adjourned – 8:27

Next Meeting – April 5th.