

September 6, 2016 HOA Meeting

Attendees:

Felipe Cuesta, President
Frank Doto, Vice President (Newly Selected)
Ashley Gerry, Treasurer
Phil Ferguson, Architectural Committee Director
Larry Spano, Assistant Director of Architectural Committee
Debbie Cuesta, Recorder (Fill-in for Carol Ann)
Guest visit: James Lee (Home owner requesting paint color decision)

Meeting agenda follows:

Meeting was called to order at 7:00 p.m.

In order to have a quorum, the first action of the BOD was to select a new VP to fill Mandi's vacant position. Mr. Frank Doto volunteered to fill the position for the remainder of the term. Mr. Doto received unanimous consent to fill the position.

1. READING OF MINUTES

Fil gave motion to suspend the reading of the June minutes; Frank seconded the motion – the motion was passed.

2. OLD BUSINESS AND REPORTS

a. Fil logged into the Timber Pond III online account to allow HOA member participation, at 7:20 p.m. and logged off at 8:00 p.m. No HOA members signed on.

b. Treasurer Report – by Ashley Gerry - Current Balance - \$9,403.95

Checks for June, July, and August totaled \$2,463.03.

Checks written in the last 30 days:

TECO: \$89.53
Tropical Lawn Care: \$450.00
Publix: Gift Cards for new Homeowners \$50.00
Office Supplies: \$ 53.94
Law Office: \$ 303.50
P.O. Box Rental (annual fee): \$ 82.00

c. The Resolution to enforce Deed Restrictions was approved unanimously by the BOD. The Resolution will be mailed to Mrs. Allison Brandt (HOA Attorney) to record with the Hillsborough County Clerk's Office. Resolution will be signed by the President and Secretary with an effective date of 6 September 2016 representing the date of the BOD meeting.

Action items: Fil and Carol Ann to sign Resolution; Fil to provide the Resolution to Carol Ann complete the mail out.

Evening conversations also included the distribution of a 1 Oct 16 Chattel Shipping letter to be mailed to all homeowners concerning *Compliance with Declaration of Covenants, Conditions and Restrictions of Timber Pond III*. The content of the letter was agree to any copies will be made and mailed out to homeowner's.

The bulk of the talk was of a new fines process to be initiated. BOD discussed shortening the initial one (1) month allowance to rectify each violation; wiping the slate clean for residential violations and starting anew with the proposed letter.

BOD also debated identifying set fines for violations per Florida HOA Statute 720, and as well, the courtesy of including said information online for renters/homeowner's to access as part of being transparent. Changes to the initial proposed fine letter are underway. Note: Inspections will continue to be conducted once every month, with inspections carried out by Larry Spanos along with one (1) other board member. Also, a Fines Committee is to be established. So far, our Fines Committee members under considerations include: Michael Cliggitt and Carol Hawkins. Phil stated we need 4 or more members for the committee. Homeowner's are encouraged to participate in a process designed to protect fellow homeowner's rights and BOD over extending powers.

Action items: **Fil:** (1) to work with Carol Ann on mass mail out, and (2) contact Corrine Horton to be the third member of the Fines Committee – he's also looking for suggestions to identify a fourth volunteer for committee membership. **Phil** is (1) to draft a 'Notice of Fines' letter for future violations identified as not compliant and not completed after the first notice. This letter is to be presented at next month's meeting for approval; and (2) help identify the four Fines Committee volunteers. **Ashley** is to: (1) draft a purpose – the process behind the fines – the importance for HOA to follow Florida Statutes, and (2) identify website location for the letter containing the list of fines for violation infractions. **Frank** is to help identify the four Fines Committee volunteers. **Larry** is to help identify the four Fines Committee volunteers; as well, **Carol Ann/Dave are** to help identify the four Fines Committee volunteers.

e. BOD reviewed James Lee's color swatches for 713 Pennyroyal house doors, side and trim. BOD suggested acceptance of the brown earth colors requested: # 8 for the house with a dark brown trim (like that of 704 Catalpa Pl.) Dave Friedman asked to give final *yea/nay*.

Action items: **Fil** to send e-mail to Dave for final decision. James has requested this notification to be delivered by soon so he take advantage of a \$10 off on each can of paint.

f. Community lawn care service contract renewal for Tropical Lawn Care contract was discussed. Tropical's contract cost is \$450/month. An alternate bid received from John Wink Lawn Care, for \$445/month was accepted by the BOD. Annual cost savings: \$60.

Action items: (a) **Fil** will follow up with John Wink as to when he can begin lawn care for our community (1 Oct or 1 Nov) (b) A Cease-Work e-mail letter will be generated and be delivered

to Tropical Lawn Care (to end as the new contract begins, and after the answer to (a) is identified. Tropical is currently paid through September.

g. SWFWMD (Water Management Office) Inspection is due in Nov 16. Inspection for operation and maintenance of Surface Water Management Systems is a 60 month requirement for SWFWMD Environmental Resource Permit. Recertification is legally enforceable. Fil announced receiving two bids for the required Engineer's certification: Zoller Engineering LLC (\$390.00), and Kinney Engineering (\$290.00). For a \$100 cost saving, the BOD unanimously chose Kinney Engineering to perform the necessary recertification. Frank suggested keeping a yearly set-aside to build fund allotment for the next SWFWMD payment.

Action item: Fil to e-mail Kinney Engineering to start the recertification process. Ashley is to continue an active funding line for SWFWMD.

h. Chris Macionski notified Fil that the community's website Name Extension Domain: *Timber Pond III* was up for renewal. Five plans, 1-5 years, were available to choose from (1 yr = \$15...5 yrs = \$75.85). The BOD unanimously voted for the 5 Year Plan at \$75.85.

Action item: Ashley to e-mail Chris on the approval of the 5 Year Plan, and to obtain further information for payment for this option.

3. NEW BUSINESS

a. Fil brought up that it was time to discuss having a community yard sale (fall annual community event). BOD agreed the yard sale to be scheduled for Saturday, 22 Oct 2016, from 8:00 a.m. to 1:00 p.m. Ashley volunteered to take the lead; Carol Ann was suggested for her assistant.

Action item: Ashley to initiate details for advertising the event: put up yard signs, newspaper notice, etc.)

b. Fil discussed an e-mail from community resident concerned with plant overgrowth from bulldozer scraping of wetland area on Pennyroyal in order for a nonresident homeowner on Telfair to put up fencing. Wetlands are not part of our community property; however, a phone call/letter to the property owner was suggested.

Action items: Frank to: Check with County Wetland Management Department for their decision on what to do.

c. Fil discussed the state of disrepair concerning the roads in our subdivision: potholes and radiating cracks in the pavement. The BOD will look into fixing the concerns for safety reasons.

Action item: Frank to check with County Road Repairs Division to fill-in the potholes and repave the roads.

d. Public Notices/Emergencies (like the recent sewage breakdown and backup, and the waterline break on Catalpa Pl.)

e. Two questions were posed for our lawyer (Allison): (1) Do we (the BOD) have a legal right to know who is renting in our community – to have homeowners/rental company owners provide the names of renters within our community – what can we do about homeowners/rental companies that won't provide the info? And (2): What is the county ordinance concerning restrictions on street parking/parking on sidewalk?

Action item: Fil will send e-mail the lawyer on these questions.

f. A third question was posed concerning our HOA qualification for bulk mailing due to the organizations nonprofit status.

Action item: Larry to check on our qualification (maybe contact stamps.com?)

Meeting adjourned and attendees went home at 8:50 p.m.

Next Meeting scheduled for October 4, 2016.