

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–February 13, 2013 Meeting**

The February 13, 2013 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, Brian Kett, Renee' St. Paul & David Goff

ABSENT: Sean Anthony, Rimmer Covington, Jim Hoskins & Sara Montjoy
- Proxy for all board actions given to Kim LaRosa. Also absent
Patrick Klause - Proxy given for all Board Actions to David Goff

ALSO PRESENT: T. Velardi, TRPOA Staff

OLD BUSINESS –

Minutes - Motion to approve the minutes were made by David Goff, second by Brian Kett. Motion carried 9-0.

Golf Carts Golf Cart use on Timber Ridge Streets.
Brian Kett reported that we are in a holding pattern. If and when the bill passes the State Legislature the City will have the authority to grant the TRPOA's request with or without amendments.

Security Kim reported that she; Brian & Patrick met with Swetman regarding the current service. In addition to providing daily reports summarizing the day's activity the officers will provide a separate report for any incidents that may occur. In order to provide better coverage the officer's routine will be increased on a nightly basis and will change periodically. In addition, the hours of operation will vary from one night to the next. Security scanners are being ordered and will be utilized to track the nightly routine of the security officers.
Electric Car - while the roads are being worked on the truck is being used more frequently than the electric car.

Ongoing - The Board will continue to monitor the service.

Open item: The Board discussed other security components, such as restricted access to certain streets and guard houses at the entrances.

Financials – Kim noted that the insurance was recorded incorrectly as an expense rather than as pre-paid insurance. The December & January financials will need to be corrected by the accounting firm.

Kim reported that the POA is expecting a check from the court cases that have finished the appeal process.

Kim noted she would review the projected cash flow to identify funds available to be used for capital improvements. Among the needed improvements are the drive near the pool house for hurricane evacuation; repairs to Treasure Point; electrical work and signage at the entrances; tennis court improvements and replacement of the storage building lost in Katrina.

Covenant Violations –

Open item: RV/Boat Storage – In December the Board voted to further research and/or to conduct a feasibility study on developing & utilizing appropriate lots to serve as storage for RV's and boats.

While discussing what would be needed to convert two adjacent lots to support the storage building and storage for recreational vehicles the Board discussed the costs, liability and compliance issues. Kim noted that the maintenance man was receiving mixed messages from the City on what would be permissible. Brian suggested the POA identify exactly how many boats, trailers and RV's are non-compliant. It was discussed that the POA pursue those not in compliance by strictly adhering to the CV process and if need be pursue court action.

Treasure Point –

Open item: Repairs to the area would be prioritized and considered when addressing capital improvements.

Grounds & Maintenance –

Open item: Coordination with the city regarding the City's schedule and process for maintaining the rights of way is ongoing.

Handy Man – Kim has directed Steven Hammons to list needed repairs and offer an opinion as to the priority of repairs based on life safety concerns.

Pool -

Open item: Suitable drive for bathhouse removal for hurricane evacuation. Kim noted that Steven is currently working on gathering information and prices. It was noted that Sean had offered assistance in a previous meeting and would be asked to follow up with Steven.

NEW BUSINESS:

BP Claim –

Kim noted that the POA had submitted a claim in 2011 for economic loss due to the Deep water Horizon Oil Spill. The accounting firm handling the BP claims informed the POA we did not pass the test regarding the criteria for the specified time frame. Kim noted that the POA is pursuing a property claim with BP for Treasure Point.

Annual Election –

Kim asked the Board to review the process and calendar for the Board elections in July. Kim noted that she; Sara Montjoy, Renee' St. Paul and Rimmer Covington are rotating off the Board this year, thus leaving four openings. In addition, Kim identified the nominating committee stating they would meet in the very near future

Covenant Changes –

The Board discussed the need to review any possible changes to the covenants so they may be properly addressed with the membership prior to the annual meeting.

MEETING ADJOURNED 6:45PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday March 11, 2013 – 5:30PM – PCIGC Banquet Room