

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES-July 8, 2013 Meeting**

The July 8, 2013 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, Patrick Klause, David Goff, Jim Hoskins, Wendy Webb, Joey Niolet, Gene Rogers & Charlie Reymond.

ABSENT: Brian Kett - Proxy for all board actions given to Kim LaRosa.

ALSO PRESENT: T. Velardi, T. Willis, S. Hammons - TRPOA Staff in attendance to meet new BOD.

ADMINISTRATIVE - Kim welcomed and congratulated Joey Niolet, Gene Rogers, Charlie Reymond and Wendy Webb to being elected to the 2013-14 BOD. Kim addressed administrative details with the Board;

Election results - by virtue of the number of votes received Joey Niolet, Wendy Webb and Kim LaRosa are appointed to a three year terms. Charlie Reymond and Gene Rogers will be serving one year terms as they are each filling in for vacancy left by Sara Montjoy and Sean Anthony.

Officers - A motion to nominate the following slate of officers was made by Patrick Klause, second by Charlie Reymond and carried unanimously. President - Kim LaRosa, Vice President - David Goff, Treasurer - Jim Hoskins and Secretary - Joey Niolet.

Areas of Responsibility - Capital Improvements - Kim LaRosa, **City Liaison** - GeneRogers, **Covenants** - David Goff, **Fundraising** - Wendy Webb, **Golf Club Liaison** - Brian Ket, **Grounds & Maintenance** - Joey Niolet, **Security** - Patrick Klause, **Swimming Pool & Tennis Courts** - Wendy Webb and **Treasure Point** - Charlie Reymond

Capital Improvements - (in no particular order & dependant upon financial resources). Bulk head at Treasure Point. Improvements to the entrances including electrical upgrades and signage. Signage to be a joint effort with the golf club. Covering of pool equipment for protection, safety and esthetics. Storage building at the POA site on Royal Oak & Sycamore St.

Vision, Priorities, Survey & Fundraising - The Board acknowledged that a primary function and premise of the POA is to protect and if possible increase property values. Additional improvements/ priorities for consideration were identified; a pavilion, fish cleaning station and playground. It was decided that the POA would survey the members in good standing as a means of providing information and opportunity for feedback. Further discussion & review is necessary

OLD BUSINESS -

Minutes - Motion to approve the minutes was made by David Goff, second by Jim Hoskins. Motion carried 9-0.

Financials- June financials & 2013-14 budget to be carried over to the August meeting.

Collections- Court cases - Final letters and filings in Justice Court are beginning to reap results. Final letters that offer a last chance to resolve past due accounts are being sent to 35 property owners. Those not responding will be taken to court. An additional 30 have been tagged for review. Those owing more than allowed in Justice Court are being forward to the POA attorney's for filing in County Court.

Covenants - David indicated that there is a need to update the covenants to reflect current conditions and would be making recommendations in the near future.

Violations - It was noted that a majority of the property owners adhere to the covenants. The CV committee routinely canvasses the community and provides the office with a list of properties that require follow up. First letters typically yield positive results. Subsequent letters result in fines and are not well received. Members who own boats, RV's and/or have owned their property prior to instituting the covenant that requires parking of the vehicles behind the front sill of the property are the most outspoken. To be discussed further.

The Board received a special request by a property owner to allow their vacant lot go back to its natural state. Citing they have spent substantial money to remove their slab along with the cost to maintain the lot over the past 7 years and the current real estate market as their reason that it no longer is financially feasible to maintain the lot. The Board acknowledged their concerns but felt they would be setting precedents that would not support the overall objectives of the POA.

Security Patrick discussed the proxi-guard system sharing that it is performing as anticipated. The security guards scan the discs on their routines through the neighborhood. The routines are reviewed by the POA and Swetman to ensure multiple and diverse routines by the guards. Patrick also indicated that issues with the security cameras and the installation of additional camera(s) are being addressed.

It was noted that the security guards are utilizing their own vehicles rather than the security vehicle due to the inefficiencies of the electric car provided by Swetman. The Board will review the security contract and act accordingly.

Grounds & Maintenance - Kim noted that Charlie Reymond would recuse himself from all discussion and actions pertaining to the procurement of G/M contracts.

Right of Ways - The City is utilizing County trustees to clean & cut the right of ways. Three bids were solicited from lawn & maintenance providers to clean & cut the R/W on an as needed basis as a means to fill in the gaps between cuttings by the City.

Pool - The drive to facilitate the removal of the bath house in the event of a hurricane has been completed. Kim noted that at the beginning of the season the POA contracted to have the kool decking repaired. A three year warranty was secured with the contract. The application is not holding up and the contractor has been unresponsive.

Golf Carts Golf Cart use on Timber Ridge Streets.
Kim reported for Brian stating that the City had deferred action until the new aldermen were seated. Noting that the owners would be required to show proof of insurance to acquire a decal indicating legal use in the TR community.

Treasure Point – Kim reported that the POA bids received for the bulkhead repair work at TP were costly and the POA would not be able to tackle the entire project at one time. Charlie was asked to review the bid proposals help prioritize the repairs so a plan could be developed.

NEW BUSINESS:

Newsletter - Kim asked the Board and staff to submit their articles to the office staff for the upcoming newsletter.

MEETING ADJOURNED 7:00PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING

Monday August 12, 2013 – 5:30PM – PCIGC Banquet Room