

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–August 8, 2016 Meeting**

PRESENT: Charlie Reymond, Joey Niolet, Cathy Eagan, Cary Trapani, Rebecca O’Dwyer, Ronnie Sedlak and Ken McLaughlin

ABSENT: Kim Reinike, and Jediah Bishop

ALSO PRESENT: Terie Velardi, Misty Dienes and Steven Hammons, POA Staff
Martin deLaurel, 123 Fairway Dr., Edward Denechaud, AR Committee

The August 8, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

President Joey Niolet acknowledged Mr. deLaurel and invited him to address the BOD. Mr. deLaurel owns two adjacent lots; 8 & 9 on Fairway Dr. and is requesting permission to modify the size of the two lots by legally moving the side yard lot line that separates the two lots. Currently both lots have one hundred ten feet (110’) street frontage and the requested change will change lot nine (9) to ninety feet (90’) and lot eight (8) to one-hundred thirty feet (130’). Mr. deLaurel indicated lot 9 is where his current home is and lot 8 is where he is contemplating building a larger home to meet his family needs. He also indicated he has no immediate plans to build but wants the flexibility to do so when market conditions improve. Discussion followed and board members agreed that every case is to be judged on its own merits within the confines of the restrictive covenants. While Mr. deLaurel has no immediate plans to sell his current home and / or develop the vacant lot, the Board discussed alternatives to an immediate approval to perhaps a letter of intent that will take affect at the time Mr. deLaurel is ready to act. No motion was made however, the Board indicated that the AR committee will review Mr. deLaurel’s request and make a recommendation to the Board. Mr. deLaurel thanked the Board for their time and consideration.

Minutes - Motion to Approve the May, June & July minutes was made by Cary Trapani, second by Rebecca O’Dwyer and approved by all present.

Financials- The financials for June were reviewed. Joey reported that the questions surrounding the line item for security were due to an accrual that was not reversed prior to the finalization of the year end books. A sub category was established to set to distinguish the difference from the monthly expense. The Board reviewed the grounds and maintenance expense, specifically the entrances category and noted that nothing was budgeted for the month of June. It was confirmed that the line item expense posted is for the monthly expense for routine maintenance of the entrances.
Motion to approve the financials was made by Cathy Eagan, second by Ken McLaughlin and approved by all present.

Collections- Collections for June & July were reviewed. Collections of Annual dues for the first 4 months of the fiscal year are up 5% over the same time period from last year. Collections of prior years’ dues are up by 125%. It was noted that \$3700 was received from a 2010 court case. Transfer fees are down from 33 in 2015-16 to 18 in 2016-7 for the first four months. The number of security card replacements and/or reactivations is relatively the same; up from 36 to 40 during the respect time frame.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee. The majority of issues have to do with lot maintenance and noted that a few letters have been returned for having the wrong address. The Board reviewed specific cases and directed the office to respond accordingly. In one case a property owner questioned what is considered the front sill, since the front of his house faces the canal. It was confirmed that the elevation facing the street is considered the front. The Board questioned the City's ordinance and procedure for mitigating severely overgrown and/or those that pose a health concern. Joey will follow up and report back. In addition Joey will follow up with the City regarding the overgrown culverts.

Board Communication – Misty reported that a member, after removing the downed trees after Hurricane Katrina and maintaining his lot for the past 11 years feels that technically the lot has never been developed and he should be able to allow the lot to go back to its natural state. The Board indicated that if the lot has been maintained consistently for the past 11 years (with the exception of the past few months) than the lot must be maintained.

Architectural Review - No actions taken. The AR committee is waiting for the property owner to respond to their request for a plat / survey to indicate where the current improvements are located in reference to the front property line. The property owner wishes to place a fence along the property's edge and in front of the front sill. In another case, it was reported that new owners are interested in constructing a fence prior to building their home. Again, no action was taken. It was noted that once the plans are submitted the front sill will be identified. A property on Fairway Drive has requested a variance for side yard setback so they can construct an addition to their home. The POA received the plans for the addition from the City but has not received anything from the property owner. In order to assist and facilitate the proposed construction the Office has a call in to the property owners.

Grounds & Maintenance

Steven noted that the controls to one of the two pool pumps had been struck by lightning and have since been repaired. Steven reported that the gate to TP gats a workout and the chain is constantly in need of maintenance.

Steven reported that the **TR North signage** project is proceeding. The City approved the request for a variance for the lighting to be added to the sign. Steven continues to work with MS Power, the electrician and the contractor to keep the project on task.

Security – No Report

City Liaison - Joey will follow up with the City regarding the overgrown culverts, especially where the water is not draining. He will also research the City's ordinance on lot maintenance. Joey noted that the City Police Department received a boat from DMR to patrol the waterways.

Treasure Point – With the major portion of the Bay Point property lawsuit behind us the POA is moving forward with the needed bulkhead repairs. The bid for the repairs came in \$3,250 more than what had been accrued. The Board ratified a vote taken via e-mail on August 1 where the board unanimously voted to approve the additional funds. Charlie reported that he has been in communication with the marine contractor and they plan to begin the bulkhead repairs the first week in September. The Board discussed the possibility of using taller pilings so there will be two feet +/- (2') where owners can tie up their boats. Bolts will need to be countersunk to mitigate damage to any boats who tie up to the pilings. Steven reviewed the different phases that are in need of repair and recommended that the next priority is near the entrance into TP and by the boat dock.

PCI - Cary reported that PCI is officially changing their address from 150 Country Club to 150 Fairway Dr. The office has already changed the physical address on all printed documents. The PO Box (#762) will not change.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit - Joey reported that Bay Point signed the documents acknowledging they have no claim, past, present or future to Treasure Point. The only outstanding item is with the Secretary of State and the area south of the gate is that had been filled in several years ago. The attorney noted that the State may be looking to establish a tideland lease similar to the one the POA has on the boat ramp.

Covenant & By-Law Filing – It was reported that the covenants were filed with the County.

Short Term Rental Resolution – Joey presented a draft of a resolution for discussion. The draft defines short term as anything less than 6 months which is more in line with how the majority of property owners voted when the amended covenants were presented to the association members. Fines will be assessed per occurrence and immediate.

Neighborhood Watch - Cathy reported that the list of members who expressed interest in the neighborhood watch program was reviewed. The member's properties have been identified on the POA map. We are additional members to fill in the gaps. E-mails have been sent to member in the other areas. We contacted the Sherriff's department and asked Sgt. Lincoln come back in September to meet with the individuals who signed up.

NEW BUSINESS:

Banking Protocols – The Board acknowledged and affirmed, per the Associations By-Laws and covenants that the four officers and office manager are listed as signatories on the POA bank accounts.

There being no further business the meeting adjourned at 7:20PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for September 12, 2016 at 5:30 pm – PCIGC Banquet Room