

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 11, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani(6:14), David Duggins, Ken McLaughlin, Charlie Reymond, Rebecca O’Dwyer, & Ronnie Sedlak.
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

ABSENT: Jediah Bishop

GUESTS: Alderman Victor Pickich (6:10)

The December 11, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes for the October was made by Cathy Eagan, second by Ronnie Sedlak and approved by all present.

Financials- Ronnie’s reviewed the treasurer report noting that we are in line with the financial for the time of the year. He noted that we have incurred an additional \$1,300 to re-anchor and level the cottage at Treasure Point. An additional \$5,000+/- is outstanding for site and boat dock repairs. The Board discussed a line item for storm concerns and are estimating \$10 to 15 thousand. The Board discussed and considered repairs to the cottage as being building maintenance. A motion to accept the financials was made by Rebecca O’Dwyer, second by Cathy Eagan and approved by all.

Collections- Collections for November were reviewed by Terie. She noted that although this is a slower time of the year \$1500 was collected for prior years dues that reflect the re-subdivision of a combined lot where the owner has paid the dues that were mitigated by combining the lots. the collections for the current years dues (2017-18) are at 82% of the total. We collected 2 transfer fees in November, averaging 6 per month. None of transfers were a result of properties being foreclosed on.

COMMITTEE REPORTS:

Covenants- The Board reviewed outstanding covenant violation fines. It was noted that court action is pending on the repeat violators. Other than the two repeat violations no letters were sent out in November.

Member Comments – Member comments are reviewed as they occur by the officers and director who oversees relative issues. The Board reviewed the comments noting that free roaming dogs and incessant barking were concerns by several members. It was noted that the office reached out to the property owners who could be confirmed as the pet owner. The office reminded the concerned members that they can contact animal control and should especially if they feel they are threatened by the animal. The Board also discussed the maintenance of vacant properties that were once developed. Concerned members have provided lists of properties that they feel may be in violation. Lists are directed to the compliance committee for review. The Board acknowledges that the covenants are clear, citing Covenant 3 G; ... once a lot or dwelling has been improved in any manner shall be maintained by its owner.

Architectural Review –The Board reviewed a request for new construction on the lot at the corner of Palmwood and Fairway. The property owner is interested in placing his home so that he will have a view down the canal. To do so he needs to request variances from his

neighbors and the POA. He received approval from one neighbor. The second neighbor is unable to provide approval until legal considerations are resolved. The property owner is requesting the Board to grant the variance to the adjacent neighbor's property line. The Board has declined as there appears to be other option available. The property owner has resubmitted his plans to the AR and no longer requires the variance from the neighbor.

Grounds & Maintenance

Security - Steven reviewed and turned over surveillance video pertaining to two golf carts that were stolen from the PCI golf club noting both carts have been recovered.

Board members discussed the need for additional lighting Steven indicated that additional lighting at Beechwood and Oakland will greatly enhance the area and camera videos. Alderman Pickich joined the meeting and indicated that it takes 6-8 weeks to process the request and see results. Other areas identified are Elmwood Dr. and the curve on Royal Oak near Youngswood Loop going towards Pinewood. The Board noted if there is no electrical pole available the POA lot is in the designated area and perhaps solar panels could be obtained for the lighting and additional security cameras. Alderman Pickich noted that 2 additional lights have been added to Fairway

Steven reviewed the specifications and the need for wi-fi to upgrade the gate readers at the pool and treasure point. Steven suggested if wi-fi is needed that we tie our security cameras in with it. The Board discussed the costs and of the upgrade and possible expense to include the wi-fi service. No action was taken and tabled until specifics have been determined.

Pool- Steven noted that with the cooler weather the kool decking continues to flake and chip off. The Board reviewed the last quote and requested an updated bid noting that perhaps during the off season the contractor may be able to provide a lower bid. Steven will follow up and present the information to the Board in January

Treasure Point – Steven noted that because of Hurricane Nate there was quite a bit of erosion on the Northeast corner and boards to the dock were pulled up and several others were at risk. He noted that affected areas from the erosion have been filled and the boards to the dock have been replaced and all the boards have been secured using stainless steel screws. Steven noted that the area under the cottage settled unevenly resulting in the need to relevel the cottage.

Neighborhood Watch - noted above in security.

City Liaison - Alderman Victor Pickich asked the Board for feedback. Discussion revolved around underage children driving golf carts. Often, they are seen with more than the allowed number of passengers and driving without lights at night. Victor & Joey spoke with the Chief asking the police to stop, warn and or issue a ticket. It was noted to drive golf carts on the streets in Timber Ridge must be inspected and registered with the City. When golf carts were first allowed in TR the city in conjunction with PCI hosted an inspection/ registration day. The Board asked that the City consider hold a similar event as there are many new property owners.

Victor & Joey spoke to the Chief regarding the digital signs that reveal the speed and the times in which cars are traveling. The Chief has researched the different models and recommended 2 different models. Approximate cost is \$2,500 each. Victor indicated that the City is looking to purchase two units. Once purchased they are turned over to the police chief to be placed at their discretion. The Chief was asked if the POA purchased one will he guarantee that it stays in Timber Ridge. Victor indicated that the Chief acknowledge the sole use in TR in writing. The equipment is powered by solar panels and secured to fixed street signs, etc. Maintenance of the unit will be covered by

the City. A motion to allocate up to \$3,000 to the City for the purchase of the digital speed limit unit with the stipulation that the unit permanently stays inside Timber Ridge was made by Cathy Eagan, second by Ken McLaughlin. The motion passed 7-0. Joey asked the Chief to pull some numbers regarding police calls, incidents, etc. over the last 18 months to compare when we had Swetman Security patrolling and the use of the NWP program. Once the Chief provides the data it will be shared with the Board and membership. The Chief is also open to the POA hiring off duty police for specific time periods, such as Mardi Gras. The rate would be determined on an hourly basis and what specific services were required.

Additional questions regarding the empty slabs and the need for replacement blue reflective street markers in front of fire hydrants. Victor will follow up with the Fire Chief on the reflective markers. He noted that the City has hired a new code enforcement officer and once he settles in he would follow up.

PCI - Cary reported that there is no new development regarding possible improvements that would benefit both the POA and PCI.

Cary noted that the Christmas Boat Parade will be held the weekend of December 22nd.

Cathy noted that PCI will be hosting their Christmas party on Saturday, December 16 which is open to club members, Timber Ridge residents and public.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Joey noted that the POA attorney is working with the State on the tidelands agreement.

POA Lots - Joey reported that of the 6 lots up for bid 5 adjacent owners submitted bids with 2 meeting or exceeding the appraised value. Subsequently the POA accepted the two bids for the Ashwood Drive and Ridgewood Drive. Earnest checks have been collected and contracts have been drawn up. The Ashwood Drive lot is being purchased by both adjacent owners and as such are interested in incorporating the lot into their current lots and are requesting the Board's approval to re-plat the Ashwood lot; Square 34, Lot 13. The motion to approve the request was made by Rebecca O'Dwyer, second by Cathy Eagan. The motion carried 6-0, Ken McLaughlin recused.

It was mentioned that one of the property owners is interested in removing the brush and some pine trees to allow the oak trees on the lot to thrive. The question was raised if they improve the lot by the clearing of some trees and the underbrush will they need to maintain the lot. It was noted that per covenant 3 G; ... once a lot or dwelling has been improved in any manner shall be maintained by its owner.

New Business:

Board Resolution:

The Board passed a resolution providing President Joey Niolet, on behalf of the Association the powers to execute the contracts for the conveyance of the POA Lots.

There being no further business the meeting was adjourned at 7: 15

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the scheduled for January 8, 2017 at 5:30 pm – PCIGC Banquet Room