

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–February 5, 2018 Meeting**

**PRESENT:** Joey Niolet, Cathy Eagan, Cary Trapani, David Duggins, Charlie Reymond, Rebecca O'Dwyer, & Ronnie Sedlak.  
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

**ABSENT:** Ken McLaughlin and Jediah Bishop.

**GUESTS:** PC Police Chief Hendricks, POA Members present and who signed in;  
Eileen Guthrie, Babs Robie, Karen & Bo deBlieux, Andre & Susan Niolet, Doug & Nancy Calendine, Ninette Webster, David Amoss

The February board meeting date was changed from February 12<sup>th</sup> to the 5<sup>th</sup> to accommodate the PC Police Chief Hendricks. The February 5, 2018 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm. Joey welcomed the members present and introduced Chief Tim Hendricks.

**Guest:** Chief Hendricks opened by inviting any citizen who has an issue to call or come by the police station at 525 Espy Ave (just north of the tracks) to discuss concerns with him. He addressed questions submitted by members and explained what the police has been doing relative to the concerns identified by members. Crimes of Opportunity, communities coast wide are being affected, recent arrests and the "Broken Window Theory" highlighted the discussion.

The Chief explained that the recent rash of thefts are occurring coast-wide and not just in Timber Ridge or the Pass. Categorizing the incidents as *Crimes of Opportunity* chief Hendricks explained that the thieves will either be dropped off or park elsewhere. They walk around, look for an unlocked car or storage area and take what is available. **If a car or storage area is locked, they move on.** He indicated that when the thieves see a car approaching they will step in to the shadows until the car passes. He noted that reported incidents this year are not greater than previous years.

*Recent arrests* involve juveniles and as such the Chief legally cannot share specifics. However, he did share that city wide 25 vehicles were affected, and every vehicle was unlocked. Asking everyone to do their part in helping, the Chief offered a *simple solution* is for everyone to lock their cars and secure their belongings. In the event something is taken he explained when owners can provide specifics, such as pictures, and registration or ID numbers the chance of recovery is greatly enhanced.

When asked how other cities curtail major crimes by enforcing minor crimes, the Chief explained most if not all law enforcement agencies and communities consider what is known as *The Broken Window Theory*. A metaphor for disorder within neighborhoods; it suggests that tolerance of small acts of disorder creates an environment that leads to rising amounts of serious crime. The Chief noted; "It Works" we continue to monitor and address all crimes. The challenges the Pass Police has is staffing; 24/7 coverage citywide, taking into consideration training time, vacation and sick time it never seems as though there are enough officers.

Other concerns identified were speeding & the use of Royal Oak as a cut through to avoid the school and the legal use of golf carts. The chief explained there is a weight limit for large vehicles but there are no laws or ordinances that prohibit vehicles from using any City streets. Placing a sign stating no drive through or local traffic only may

deter some but is not enforceable. With respect to golf carts the chief believes a balance is needed between responsible use of the golf carts and the availability of the police to act on infractions. He went on to state that registering golf carts goes a long way, but even then, the owner may loan the cart to a visitor or family member. He noted that his officers will stop underage drivers, bring them home and issue a warning to the parent.

Follow-up questions by the members present included issues pertaining to wooded areas. The Chief was asked if they utilize infra-red lighting to view these areas. The Chief indicated that they are very expensive costing approximately \$3,000. They pursue grants but often require matching funds and are hit and miss. Currently the City is looking in to solar powered digital speed limit signs that can be attached to existing poles. The signs record the speed and flash when the vehicle exceeds the speed limit. The data is collected and can help the police to determine if a specific area needs additional patrol.

**Minutes -** Motion to approve the minutes for the December was made by Rebecca O'Dwyer, second by Cathy Eagan and approved by all present.

**Financials-** Ronnie's reviewed the treasurer's summary report noting that we are in line with the financials for the time of the year. He noted that expenses for January include real estate taxes on POA owned property and insurance renewals. Ronnie and Joey reviewed the sale of POA lots reporting that of the 6 lots that are available we received bids on 5 lots with 2 bids meeting or exceeding the appraised value. Ronnie expressed interest in placing the gains on the sale of the POA properties in a "rainy day" or reserve interest bearing account. The 2 lots that sold and closed on Friday, February 2<sup>nd</sup> are Ashwood and Ridgewood. The board discussed CD and money market rates and approved placing funds in reserve for unexpected needs. Hurricane Katrina was cited as an example of such needs.

**Collections-** Collections for January were reviewed by Terie. She noted that we collected \$2,250 for the current year and \$900 for prior years dues. The collections for the current years dues (2017-18) are at 85% of the total. We collected 6 transfer fees in January, averaging 6.8 per month for the year. 5 transfers represent sales (4 in January and 1 from a sale in November that had not been collected at closing and 1 represents a foreclosure.

#### **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 two letters were sent out in January for improper vehicle storage and one for property maintenance. The member with the improper vehicle storage received letters for the same violation in previous years. Per last months board directive, the office sent the first letter indicating the violation stating that further infractions of similar a nature would result in immediate fines.

**Member Comments** – Member comments are reviewed as they occur by the officers and director who oversees relative issues.

One member living close to the Royal Oak, Henderson called to say the lights are out at the entrance. Joey noted that Steven had turned off the lights at both entrances as they were problematic to those driving in and out and were not lighting the area up enough to assist in reading the license plates.

A new member indicated that he has plans to build on his lot within 12-18 months and asked in the meantime if he could pitch a tent for a day when he & family came to enjoy the water amenities. He indicated that they would not leave the tent up overnight. He also asked if he could leave his boat and trailer on his vacant lot and or construct a boat dock to leave his boat on site prior to building. In addition, we received a call from the PC code office asking if a member wants to build a boat dock on an empty lot does it need to come in front of the AR/POA first. The Board discussed the merits and affirmed that if the tent is not left up overnight they see no reason why a member should not be able to enjoy their property. Secondly, DMR has authority over construction on the water and at the water's edge. The POA reviews all improvements on or made to the site in which the covenants govern. Rebecca discussed the City's position noting that they are considering allowing the construction of a boat dock or lift with water and electric. However, they are not to park a RV, or stay on the "vacant" lot overnight. The P& Z will be addressing this issue further in their upcoming meeting.

**Architectural Review** -Joey noted that the setbacks for new construction at 98 Palmwood were approved by the board last month. He stated that he and Terie pulled a tape at the corner post to confirm that the set back on Palmwood to the streets edge is 28' +/- . The construction plans were approved by the Board.

The Board reviewed the request and prior approval from a property owner to move his mailbox and add posts to prevent construction vehicles from using his property to make a turn on to an adjacent street. The original request was made for fewer posts restricted to the corner of the drive to his walkway. The owner has extended the posts along the front of the property. The Board directed the office to ask the AR committee for their input.

#### **Grounds & Maintenance**

The office received several calls from residents who observed broken water pipes at vacant homes. The office contacted the property owners and with their permission Steven turned the water off at the street.

**City Update** - Joey reported that Alderman Pickich had received some complaints with sediment in the water after the freeze. Alderman Pickich indicated that they increased the chlorine to clear the water and a chemical analysis of the water has been requested.

**Security** - Steven continues to assist the Pass police with issues that occur in view of the POA cameras. Most recently he provided the Pass police with a snap shot of the 8' x 10' trailer leaving the subdivision. He does not know if the case has been resolved as the police does not follow-up with him.

**Pool-** Steven presented the bid to remove and replace the decking at the pool noting that the pool will be opening close to or around Easter weekend and if the board decides to move forward with the project a decision is needed. The Board discussed the merits of the improvements at great length noting that the issue of the chipping of the decking material has been something they have tried to resolve to no satisfactory conclusion over the past years. The primary concern is not to throw good money after bad. A motion to deny the removal of the decking and its replacement at the cost of \$11,000. However, they approved the removal of the decking material noting that before "kool" decking was available exposed concrete was the norm. The board also approved the repairs to the ladder anchors. The motion made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

**Treasure Point** –No report

**Neighborhood Watch** - noted above in security.

**PCI** - Cary reported that there is no new development regarding possible improvements that would benefit both the POA and PCI. Cathy noted that the Italian Open Socials are taking place every Friday through April 14<sup>th</sup>.  
Joey reported he received a request from the PCI Diamonds asking for the use of Treasure Point and support for an Easter Egg Hunt on March 25<sup>th</sup>. He noted that the PCI Diamonds sponsored “Breakfast with Santa” in December and the upcoming “Cupid Invitational Golf Tournament”. A motion to allow the use of Treasure Point and contribute \$100 to the PCI Diamonds for supplies for the Easter Egg Hunt was made by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all.

**OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit** – No report. We are on hold until the Secretary of State replies to the POA’s request for alternatives to moving the fencing and entrance gate.

**POA Lots** - The disposition of two of the lots is noted above in financials. The remaining lots will be posted for sale by owner in the upcoming months.

**Capital Improvements:** Joey reviewed approved expenditures noting the improvements to the pool decking and upgrading the security card readers at both Treasure Point and the pool. Joey reviewed interest in resurfacing the tennis court and perhaps adding basketball goals and lines to assist in increasing the utilization of the facility. The Board discussed the need for a card reader for the courts. It was discussed that utilizing the existing card reader from the pool and moving it to the tennis court to save money.

**New Business:**

**2018-19 Board Elections-**

Cary has agreed to serve as chair of the nominating committee. Other members of the committee are, Rebecca O’Dwyer, Charlie Reymond, David Duggins, and Joey Niolet. The committee is charged with securing 2 nominees for each of the 3 open positions.

**Newsletter:** The Board reviewed the new format in sending out e-blasts and newsletter.

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 March 12, 2018 at 5:30 pm – PCIGC Banquet Room