

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–March 12, 2018 Meeting**

**PRESENT:** Joey Niolet, Cathy Eagan, Cary Trapani, David Duggins, Charlie Reymond, Rebecca O’Dwyer, & Ken McLaughlin  
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

**ABSENT:** Ronnie Sedlak. and Jediah Bishop.

The March 12, 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.

**Guests:** Andre & Sue Niolet, 405 Fairway Dr.; Shelly McNair, 105 Palmwood; Paula Lindsay, 503 Fairway Dr.; Gordon Gossett, 116 Sycamore St; Rodney Corr, Corr Contracting-98 Palmwood Dr.

**AR-Palmwood**The POA received several calls with concerns on the new construction at 98 Palmwood. Concerns identified were the proximity to the canal and the building materials. The Board reviewed the survey, plans and approvals noting the lot is an odd shaped lot and the identification of what is considered the “front” for POA purposes and requirements may differ from the City requirements. The rear setback is to the property line not the bulkhead. The use of hardi-board siding was confirmed by the contractor, Rodney Corr who was present at the meeting. The Board also reviewed the front yard setback noting that a variance was approved as the proposed improvements are 28’+ to the roads edge. The Board shared the salient findings with the members present at the meeting. An adjacent neighbor addressed issues and concerns with the pressure on the current bulkhead noting they are in contact with DMR who is in the process of reviewing permits relative to the bulkhead. DMR has oversight over construction of bulkheads and any structure in or over the water. DMR indicated that the contractor is to keep the meshing in place holding the dirt that is in place to frame the foundation until the dirt is removed. The contractor confirmed DMR’s requirement and acknowledged he would comply. He also noted that the foundation is pier & beam and once the dirt is removed concrete steps and wood decking would be put in place. It was recommended that the Board consider an amendment to the covenants regarding setbacks to the water’s edge (mean high tide) be used rather than the property line. It was noted that this lot and the lots at the end of Palmwood are atypical and the Board needs to be careful not to make changes that would render lots unbuildable. The contractor and Board member Rebecca O’Dwyer who serves on the City’s planning commission also confirmed that the openings facing Palmwood would be screened (75%) and 3 garage doors.

**Minutes -** Motion to approve the minutes for the February meeting was made by Rebecca O’Dwyer, second by Cary Trapani and approved by all present.

**Financials-** In Ronnie’s absence the financials for January and February were reviewed by the Board. It was noted that the proceeds from the sale of two of the POA lots were deposited in to 2 certificates of deposit with Hancock Bank. The POA insurance policies were expensed in January & February. All other expenses and revenue are in line with the time of the year. The billing for the 2018-19 annual dues is to be sent out within the week. A motion to approve the January & February financials was made By Rebecca O’Dwyer and second by Cary Trapani and approved by all present.

**Collections-** Collections for February were reviewed by Terie. She noted that we collected \$3,600 for the current year and \$6,000 for prior years dues. The collections for the current years dues (2017-18) are at 86% of the total. We collected 3 transfer fees in February all represent sales, averaging 6.5 per month for the year.

#### **COMMITTEE REPORTS:**

**Covenants-** The Board reviewed outstanding covenant violation fines. Four violations are for improper vehicle storage and two for lot maintenance. One CV for lot maintenance is for a property that have been improved and had not been maintained. A CV fine was sent to the property owner. Two CV fines were assessed to a short-term rental property. The property owner replied indicating that it was a family member staying at the home not a short-term renter. The Board indicated that the property is listed as a vacation rental and falls under the guideline set forth in the Board resolution for short-term rentals. The RV repeat violation was discussed. The property owner is renting the property and indicated he has addressed the RV with the tenant to no avail. The PO also said he is interested in selling the property. The City has an ordinance in place to address vehicle storage which was passed on to the property owner. It was noted that there is a provision in the POA documents allowing the POA to remedy conditions. The Board asked the office to communicate with the City to pursue action on having the RV removed. It was noted that a property on Poplar Point has an overgrown lot. It was noted that the contact information the office had was for the husband who has transferred title to his ex-wife. Contact information for the wife was obtained and the office has been in touch.

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

Comments regarding the new construction at Palmwood were discussed earlier as well as the issues regarding the short-term rental.

A few members complained about property maintenance, specifically fences that are showing signs of disrepair. The Board indicated that the CV committee is to address the violations and act accordingly.

Two members complained about free roaming animals. One indicated his mother-in-law was bitten and a police report was filed. The office asked for a copy of the report and has not yet received it. The office reminded members that the City has a leash law and they should contact the City.

A member requested to meet with the Board. The office asked what the concerns were so if they can be addressed prior to the meeting it would save time on both the members part and the Board. The concerns were inappropriate comments on NextDoor by children. The member asked the Board to consider shutting it down. Other concerns were the conditions on Sycamore St. Joey addressed all issues with the property owner prior to the meeting and reviewed the discussion with the Board. Regarding Next Door, the board can stop promoting it but there is no way we can stop it's use. Members can mute an individual if they wish. The POA can report and or delete certain cases that are deemed inappropriate. NextDoor allows anyone 13 or older with an e-mail address to have an account. Joey indicated that he has shared the drainage issues on Sycamore St. The condition of the vacant lot where items are being dumped and possible removal of the culvert is being addressed.

**Architectural Review** –Noted above.

## **Grounds & Maintenance**

Steven indicated that the culvert at the POA lot that runs from Royal Oak to Sycamore St. has been replaced.

**City Update -** Joey reported that Steve sent pictures of streets not draining on Fernwood and TP Rd. to Alderman Pickich. Alderman Pickich informed Joey that he was able to get catch basins and culverts cleaned out throughout the subdivision last week. Alderman Pickich indicated that the digital speed signage is being reviewed by the City attorney.

**Security -** Card reader update. The Board approved the upgrade for both the pool and TP. The office has been in touch with the contractor asking that they proceed in upgrading the pool card reader as soon as possible and the one at TP is on hold until the tidelands issue is resolved. The contractor indicated it would be a week to ten days. He will offer a cost to move the current card reader at the pool to the tennis court. Steven noted that the police have added extra patrols over the weekends.

**Pool-** Steven noted that the contractor is in the process of removing the kool decking, He noted that it is a tedious process, but he can see progress. The ladders were reset in pvc and poured the concrete surrounding the ladders. They will sand the entire surface.

**Treasure Point** – Steven has replaced one of the Dog waste stations at the Point

**Playground** – Steven reported that we have ordered a replacement set of steps for the second playground. Steven noted that he was unable to remove the existing bolts and has been in touch with the contractor who installed the playgrounds and noted that they are safety bolts and we will need to have the professionals replace the steps. Terie indicated that the steps are under warranty and there is no charge for the steps.

**Neighborhood Watch** - No report

**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 the PCI Diamonds are hosting an Easter Egg hunt on March 25<sup>th</sup> at TP.

## **OLD BUSINESS:**

**Treasure Point-Bay Point Properties-Law Suit** – Joey noted that the POA attorney is in contact with the Secretary of State and is hopeful that he can work out the tidelands lease.

**POA Lots -** The remaining lots will be posted for sale by owner in using the closed bid process with a May 1 deadline for submission. Information will be sent to all members with the annual billing and posted on the POA website.

**New Business:**

**2018-19 Board Elections-** We have received three bios from members interested in running for the 2018-19 BOD. Four others expressed interest.

**Capital Improvements**

The Board reviewed the projects noting that the priorities are upgrading security cameras at the pool, resurfacing the tennis courts and adding basketball lines to enhance utilization.

There being no further business the meeting was adjourned at 8:00

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** - The next BOD meeting is the scheduled for April 9, 2018 at 5:30 pm - PCIGC Banquet Room