

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES-October 14, 2013 Meeting**

The October 14, 2013 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

**PRESENT:** Kim LaRosa, David Goff, Brian Kett, Patrick Klause,  
Wendy Webb, Joey Niolet, & Charlie Reymond.

**ABSENT:** Jim Hoskins, Proxy for all board actions given to Kim LaRosa. Gene Rogers.

**ALSO PRESENT:** T. Velardi, M. Dienes, S. Hammons - TRPOA Staff in attendance

**OLD BUSINESS -**

**Minutes -** Motion to approve the minutes was made by David Goff, second by Joey Niolet. Motion carried 8-0, Gene Rogers - absent.

**Financials- September** financials 2013  
The September financials were reviewed. A motion to accept the financials as submitted was made by David Goff, second by Patrick Klause. Motion carried 8-0, Gene Rogers - absent.

**Collections-** The September newsletter has prompted some members to take action to remedy their accounts. In addition, the October statements were sent out to all who have outstanding balances. Bad addresses are being researched with a modicum of success. Foreclosures and/or bankruptcies have been identified with the POA pursuing past due balances and transfer fees. A total of 12 title transfers occurred in the last month with 4 related to foreclosures. The POA continues to file cases in court. Requests for abstracts have been delayed by the Justice Court Clerk's office. The POA continues to communicate with the JC Clerk's office. Once the abstracts are made available the POA will file with the Circuit Clerk's office.

The POA went to court for the suit filed against the contractor who installed the Kool Decking at the pool. The POA was granted the judgment and is now waiting for the 30 day appeal period to conclude.

**Covenants -** David indicated that he would have something for the Board to review by the next meeting. Due to the dated material and the changes over the years, a new set of covenants would incorporate the relevant material and current practices. Once reviewed and completed by the Board they will be sent to the membership for a vote in June, 2014. In reviewing the surveys and question directed to the Board it was determined that covenants as they pertain to rental properties be addressed.

Violations - Canvassing of the community is ongoing and covenant violations identified with letters being sent. Letters are being sent to all property owners on Teacher's Turn and poplar Point requesting removal of the boats parked on the common grounds. If not removed, the POA will pursue other avenues with the City Police.

**Security** Patrick continues to communicate with the Swetman security guards on issues and/or incidents occurring in the subdivision. Patrick noted that it has been relatively quiet. A single incident occurred where a golf cart was stolen and recovered in the same day.

Steven and Patrick have been working with the security camera provider on resolving the intermittent recordings. It was determined the power outages require the cameras to reboot thus creating long lapses in coverage. Uninterruptable power splitters are being installed to rectify the issue.

Patrick informed the guards of the address of the homes listed for the POA House Parties on Halloween night. In addition, Patrick will discuss the coverage and expectations for the evening.

**Grounds & Maintenance –**

**Right of Ways** - Steven reported that public works is 4 men down and did not expect the ROW's to be addressed. While in the process of securing outside contractor support the City was able to come in with a bush hog.

**Pool –** Steven briefly reviewed the 3 bids on barbecue pits for the pool area. The threat of Tropical Storm Karen was a good test run allowing the evacuation process to be reviewed and tweaked. Steven reviewed the individual vendor responsibilities with the Board.

**Pool equipment covering** - the process of procuring bids on an enclosure to secure and protect the pool equipment is ongoing.

**Entrances –** Brian noted that he would get in touch with Stan from PCI regarding the designs for the entrances.

**North Street Irrigation –** Charlie noted that the leaking of the irrigation system was caused from very old valves that have worn out. The components were replaced and the leaking has stopped.

**Henderson Street -** Drainage Work at Henderson Street has been delayed due to the need to move phone & other utility lines.

**Treasure Point –** Charlie reported receiving quotes for needed repairs to the bulkhead and the construction of a cabana at TP. Repairs needed have been quoted based on the depth of the bulkhead wall & in 40' sections prioritized by the degree of needed repairs. Repairs to the sections completed in 2009 are included in the bid. Charlie suggested that the POA replace the top caps as we moved forward.

**City -** Joey will follow up with the City Council to get back on the agenda to address the reimbursement of expenses occurred when the City repaired the lift station at the corner of Timber Ridge Bld. and Royal Oak Dr.

**PCI -** Brian noted the PCI has moved to winter hours. The Board discussed possible avenues to assist PCI. Brian noted that the survey was the first step. Copies will be supplied to PCI as they come in. Deadline for the surveys is October 25<sup>th</sup>.

In reviewing the surveys and questions directed to the Board it was determined that covenants as they pertain to rental properties be addressed when revamping the current covenants.

**Member Survey** - Wendy reported the surveys went out and are coming in. A deadline of October 25<sup>th</sup> was set.

**TR Women's Club** – Kim discussed the joint ventures with the TR Women’s Club & PCI

After Halloween the POA will continue to work with PCI on the Christmas event to support the community.

**MEETING ADJOURNED 6:30PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING**

Monday November 11, 2013 – 5:30PM – PCIGC Banquet Room