

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 14, 2014 Meeting**

The July 14, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:38pm

PRESENT: Kim LaRosa, David Goff, Kim Reinike, Charlie Reymond, Joey Niolet, Brian Kett & Gene Rogers (5:47)

ABSENT: Cary Trapani, Jim Hoskins

ALSO PRESENT: T. Velardi, M. Dienes, S. Hammons - POA Staff

David Goff acknowledged & welcomed the audience.
Verna Jackson – 133 Country Club Dr.; Jerry Kelly Jr. –
111 Kelly Cove; Kendra Lowrey – 590 Royal Oak Dr;
Renee Stiger –127 Fernwood Dr.

Kim informed the Board and visitors that in their presence the Board has adopted a different format when reviewing collections and other personal information of property owners. Directors are asked to refer to individual cases by number rather than name. If additional discussion is warranted the Board will take it up in executive session when members are not present.

OLD BUSINESS –

Minutes - Minutes for May and summary notes from the annual meeting have been tabled and will be voted on in the August meeting. The Board was asked to review the questions from the members at the annual meeting to ensure all were given consideration.

Financials- Kim reviewed the draft financial statement noting that it is in draft form only because the tax return isn't final yet which means officially the books are not closed from last month. Kim has reviewed and answered all the questions on Form 990. You will notice the A/R balance \$176,000 is from prior years and is being addressed through collections. Kim indicated that the outstanding accounts from current billing for dues is the lowest it has been in sometime. Receivable from the 2014-15 year billing is the best that it has been in years with \$88,000 outstanding.

Brian – reviewing last year to last is about the same? Kim noted that the comparison of what was billed in 2014 is approximately the same. The difference is attributed to the number of folks who combined lots to reduce their dues liability.

Accrued liability expense is for some of the capital expenditures that have yet been paid out. Accrued capital - Total - \$124,000 some will be repairs and maintenance...drainage between tennis courts and pool and some work at treasure point because we already capitalized some of this work. 100,000 – capital improvements

Tax returns and year end financials are expected by the end of the month. Budget – will be finalized by next month.

Gene arrived – 5:47

Capital Improvements –

Signage – The signs at Henderson Ave & North St are finished, however we are still waiting for MS Power to jet power for the underground service and final make-up prior to completing the landscaping. Meanwhile the two areas will

be cleaned up. The landscape timbers will be removed, placed on pallets on the old office lot and made available to members for a limited time.

Clear acrylic holders are being considered for the backside of the new signs as a means of posting temporary signage that will promote TR activities.

PCI has paid to have their logos to be placed on the columns of each of the signs at Henderson and North St.

Tennis Courts – The POA received a proposal with many options to address the condition and repairs to the tennis courts from American Tennis, Inc. The proposal is for repairs to the court surface and new fencing. Kim noted that the tennis court has been there for a very long time; it is in horrible condition and the costs to repair are very high with no warranties for the repairs. In addition it's an asset that has been off the books for some time and it may be feasible to consider a complete overhaul. The consensus of the Board was to look at the costs for a brand new court. Brian will review the proposal received from American Tennis, Inc.

Security Cameras: Kim noted she received requests to dress up the poles supporting the security cameras at the entrances. The board discussed the options of painting, staining or doing nothing, noting that you want folks to know that we have surveillance cameras. Steven will look in to the possibilities.

Playground: We are waiting for the signage and the replacement pieces from the manufacture for both playgrounds. The chains for the swings at TP have started to rust and are being replaced with coated chains at both sets. The replacement slide at TP has a hump at the location of the support posts. Both the slide and support posts will be replaced and installed by the company.

Collections- Terie noted that past due statements were sent out to members with outstanding balances. Thirty "final letters" were sent and unresolved accounts are being prepared for court. The Board reviewed the listing of potential court cases; foreclosed accounts & those with bad addresses. Terie noted that the listing of delinquent taxes for 2011 had just come out and she is in the process of comparing it to our membership. Also in June, 74 members had their security access cards deactivated. 18 members have paid to reactivate one or both cards. We have had a significant increase in requests for key cards from members who did not previously have them. Many of the members commented on the improved facilities at both Treasure Point and the pool as their reasons for their request. Brian asked to review the percentage of uncollected dues from prior years. Terie will follow up and report back to the Board.

Covenants - Violations – Misty reported for the covenant compliance committee for May and June activity. Twenty five (25) letters were sent out for lot maintenance; two regarding improper signage; one RV and one for offensive activity. Five members received their 2nd notice and respective fine. Three of the repeat offenses have been resolved.

Gene discussed the issues surrounding fireworks over the 4th of July weekend stating the excessive noise, late hours, the discharging of fireworks in close proximity to homes and the debris left behind. Gene followed up with the Mayor and City police chief who confirmed that the issues noted above are in violation of the City's ordinance. The Board requested that an article be placed in the Fall newsletter citing the city ordinance and safety concerns.

Grounds & Maintenance –

Tennis Courts - Steven reported that the City will assist in installing the culvert in the area between the tennis courts and pool house. The area is not part of the City easement but if the POA will purchase the culvert the City will set them to ensure proper drainage.

City Update - Steven noted that City tractors and grass cutting equipment has been out of commission and as soon as they are back up and running the cutting of the right of ways will resume.

Pool The remaining furniture has been delivered. Steven noted that Mark from United Security replaced one the card reader stands that rusted out.

Security Cameras –Steven reported that the new cameras are working well at all locations. The numbers of incidence have decreased significantly. The contractor will be coming back to install stronger antennas to tweak the clarity issues at the entrances.

Playground We are waiting for the signage and the replacement pieces from the manufacture for both playgrounds. The chains for the swings at TP have started to rust and are being replaced with coated chains at both sets. The replacement slide at TP has a hump at the location of the support posts. Both the slide and support posts will be replaced and installed by the company.

Electrical – Steven reported running the low voltage rope lighting at the pavilion and added additional receptacles for the bathroom trailer.

Treasure Point – Steven reported that the facilities are being used and that the members are taking great care of the amenities and cleaning up after themselves.

Charlie noted that several members had asked about enclosing the gable ends of the pavilion. The Board asked to for quotes on what it will take to enclose using metal, lap siding and louvered.

Boat Ramp – repairs to the boat ramp are on hold until the late fall or winter months when the tides are low again or if a suitable alternative can be found.

City Liaison - Gene reported that the City will soon commend the paving of the streets in the City. Kim asked if the City was going to consider striping the centers and edges of the roads. The Henderson Street entrance is in need of directional signs when leaving the subdivision. Brian noted that the City is supposed to be placing golf cart crossing signs/markings at the corner of Fairway and the golf course. Joey will follow up with Victor.

PCI - Brain reported that the PCI board is in the process of putting together investment packages to attract possible investors and/or owners. The facility was built on the premise of having a membership similar to pre-Katrina membership numbers; approximately 400 members as opposed to the 175 active members today.

NEW BUSINESS:

Portable restrooms: A portable restroom trailer and a handicap port-a-let have been placed at Treasure Point through September 15. Kim indicated this is a temporary solution for this year and that the Board needs to review other options for next year. It will need to be portable and be removed when a storm is eminent. Options may include purchasing something similar to the pool house or rent to purchase a unit similar to what is being used now.

Member Request: A property owner on Country Club Dr. has asked for a variance to keep the metal carport structure on their vacant lot. The property owners placed the carport up without permission from the architectural committee. A letter was sent to them requesting immediate removal. A number of other property owners have expressed displeasure in the structure stating it is in violation of the covenants. The Board's position, in compliance with the covenants and in support of the architectural committee is to send a letter to the property owners instructing them to remove the structure.

A property owner had requested to meet with the Board and was informed that the agenda for July meeting was full and if he would put his request in writing the Board would review and consider his request for the August meeting. Three issues were identified: 1. Security access cards issued to PO for personal use were deactivated for misuse. The reactivation fee will be required to reactivate the cards and if further misuse is reported the cards will be deactivated for an extended period of time. 2. Residential membership for tenants in order to have access to the POA amenities. Security access cards are issued to property owners not tenants and are available at the rate of \$260 per unit. Tenants will need to abide by the same rules as every other member. 3. Discuss a remedy for questionable fines on their properties. The Board indicated that more details are needed and noted fines associated with covenant violations will not be waived.

A property owner on Pinewood had asked the POA to remove a pine tree on the POA lot that is adjacent to theirs. The very large pine was leaning towards the property owner's house and if a storm or very high winds were present the possibility of the tree falling on her home was substantial. The task was completed and the property owner expressed their gratitude.

TR-North Entrance – Kim noted that the property owner has requested a reduction in his dues in exchange for the POA sign being placed on his property. The board discussed the need to follow and be consistent with the covenants and suggested other alternatives.

TR Covenant/By-Laws Committee

Kim noted that she met with and found the chairperson, Laura Henderson, to be very reasonable noting the committee was subdivided into 3 subcommittees. Her deadline for submission from the subcommittees was today, July 14, 2014. She asked for word versions of the proposed amended documents. David will forward them to the office and they will pass them on to Ms. Henderson.

TR- Woman's Club - Directory – The annual meeting was the deadline for property owners to submit their names and contact information to be included in the TR Directory. The Woman's Club went street to street soliciting names and provided them to the office. The staff compiled the names alphabetically and by street. Terie will work with April Walker from the Woman's Club to format the booklet. The Board is asked to submit their thoughts on what information they want to have included in the directory.

The plaque for the memorial tree that was transplanted from the Henderson Street entrance to the pool area has not yet been ordered. The wording and size is still being discussed with the Woman's group.

2014-15 Officers Nominations:

Kim noted that nominations for the officers and the sub committees need to occur and opened the floor up to the Directors for nominations.

David Goff nominated Kim Larosa, President, Brian Kett, Treasurer & Joey Niolet as Secretary. Motion was second by Gene Rogers and passed 7-0. Kim LaRosa nominated David Goff as Vice President, second by Brian Kett and passed 7-0. Absent: Cary Trapani and Jim Hoskins.

Officers:

President	Kim LaRosa
Vice President	David Goff
Secretary	Joey Niolet
Treasurer	Brian Kett

Sub Committee roles:

By-Laws /Rules	David Goff
Finance	Brian Kett
Membership / Member Liaison	Joey Niolet
Civic Improvements	Gene Rogers
Nominating / Elections	Cary Trapani
Treasure Point	Charlie Reymond
Security	Kim Reinike
Capital Improvements	Cary Trapani
Landscaping / Pool / Tennis	Jim Hoskins
Social	Open

There being no further business the meeting adjourned at **7:50PM**

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday August 11, 2014 – 5:30PM – PCIGC Banquet Room