

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–November 10, 2014 Meeting**

The November 10, 2014 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

PRESENT: Kim LaRosa, Kim Reinike, Joey Niolet, Cary Trapani & Charlie Reymond

ABSENT: Jim Hoskins, David Goff, Brian Kett & Gene Rogers

ALSO PRESENT: Ken McLaughlin, Ed Denechaud-Architectural Review Committee
T. Velardi, S. Hammons, T. Wright - POA Staff

GUESTS:

Architectural Review- President, Kim LaRosa thanked both Ken Mclaughlin and Ed Denechaud for attending the meeting. Kim noted that the architectural review committee has had a significant increase in the number of plans to review over the past few months that ranged from new homes, fences to additions.

Ken addressed the Board explaining the role and process that the AR Committee takes to ensure the plans submitted to the TRPOA Board meet the POA covenants. Noting that they are a review committee and the final determination lies in the hands of the Board, Ken noted that primary components reviewed in a set of plans include, but are not limited to; setbacks, roofing & siding materials, and the placement of fences. Ken indicated that generally very few plans require adjustments and the majority of the plans presented are straight forward and easily approved. Occasionally further discussion with the home owner and their design representative is required. This is often the case when the lot size and or shape, setbacks and the homeowner's plans are incongruent. Ken also noted that the platted lines do not always coincide with the water's edge on waterfront properties.

After reviewing the plans in question, Ken summarized the need for the new/revise covenants to include the specific setbacks, how they are determined, raised decks and to include the availability and the process to request a variance.

OLD BUSINESS –

Minutes - Motion to approve the October 2014 minutes by Cary Trapani, second by Joey Niolet and approved – 6-0. J. Hoskins, D. Goff, B. Kett and G. Rodgers absent.

Financials- October financials were tabled and will be reviewed next month. Kim reviewed the September financials stating that issues regarding inconsistent postings were corrected.

Collections- The board reviewed the collections report noting that while this is a slower time of the year collections of past dues continue to be addressed when properties sell and through court activity. The office collected on and handled 10 transfers in October verses 3 in previous month and 2 from the same time a year ago.

Covenants - Violations – Trish reported on behalf of the covenant compliance committee for October. 7 letters were sent out. 6 of which included invoices as they were repeat offenders.

Grounds & Maintenance –

Steven updated the Board on the status of the many projects.

City Streets – Steven noted that the City has been doing well keeping up with cutting the grass and cleaning out ditches. They have added the “Do

Not Enter” signs at the entrances. The sinkhole in the island at the Timber Ridge Blvd entrance has not yet been repaired. Steven will follow up.

Playground - Steven continues to make routine inspections of both playgrounds. Overall the equipment is looking good.

Swimming Pool – The pool closed at the end of October. Pool furniture has been stored for the winter.

Security cameras – Steven continues to review the security tapes at all locations on a daily basis. Steven noted that the contractors are coming back to assist in tweaking the cameras at the entrances.

Treasure Point – Portable Restroom – The board discussed the options of purchasing a structure similar to the one at the pool or having one built. In either case the structure will need to be removed when storms are in the Gulf. The electrical service provide to the treasure point area may need to be upgraded. Steven will follow up with MS. Power.

While the tides are low during the winter months the Board would like to schedule repairs to the bulkhead as soon as possible. Steven and Charlie will review the quotes for bulkhead repairs and prioritize the project and report back. The limestone drive and parking area has been completed.

Curbing –Steven attended the City Mayor / Alderman meeting where the City agreed to allow the POA to install the curb at the Royal Oak & Henderson Ave entrance. Twigs received the bid for the curb & gutter project. The City requires a 25’ setback from the center of Henderson Ave which will leave a void between the new curb and the asphalt road. Joey will follow up with Alderman Pickich on the logistics and respective responsibilities of the project.

Security Kim Reinike addressed an email received this afternoon that was sent from a property owner who indicated that personal property had been stolen from the yard. No information was provided as to when the incident occurred and if the property owner’s filed a police report. Kim will follow up.

PCI - No report

TR Covenant/By-Laws Committee

Kim reviewed the documents and asked that the Board members review each set and make their comments and send your feedback to Kim.

NEW BUSINESS:

Family Fun Day - Kim and Joey reported that Amber Favre and her committee are ready for the Fall Social, this Saturday, 2-5pm at Treasure Point.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday December 8, 2014 – 5:30PM – PCIGC Banquet Room