

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 13, 2015 Meeting**

PRESENT: Kim LaRosa, Kim Reinike, Cary Trapani, Charlie Reymond, Joey Niolet, Cathy Eagan, Ronnie Sedlak, Ken McLaughlin & Gene Rogers

ALSO PRESENT: Terie Velardi, Steven Hammons, - POA Staff; David Goff-2012-2015 Board Director, & Past Covenant Chairperson, Alderman Victor Pickich

The July 13, 2015 TRPOA Board of Directors meeting was called to order by President Kim LaRosa at 5:30pm

Kim LaRosa welcomed the returning and new board members. Kim acknowledged David Goff as being present to assist with questions pertaining to the proposed amendments to the POA covenants and by-laws.

OLD BUSINESS:

Proposed Covenants & By-Laws –

Ken McLaughlin started by identifying definitions that were unclear; specifically the use of lower case “p” and upper case “P” for property as it related to an individual’s real estate (“p”) and the TRPOA subdivision/development (“P”). The consensus was to identify property as “improved property” or “unimproved property” and to refer to the TRPOA development as “subdivision”.

Ken noted that in the new covenants “roadway” is defined ... it says that the roadway is subject to the terms and provisions of this declaration. He asked why it was necessary when the POA does not control the roadways as the roadways are City property. David acknowledged that the POA does not have jurisdiction over City roadways, however if the POA, down the road wanted to establish/create a new roadway within the subdivision the amendment allows for this to occur. David further explained that the homeowner's association acts by and through the Board which acts on behalf of each and every homeowner. If it becomes necessary in the future to create a roadway, then this is just defining it and gives the Board the power to petition the City for a new street; if approved the POA files a new subdivision plat. The roadway is dedicated to the City and the City takes over maintenance and it becomes a public roadway.

Further discussion revolved around covenant # XXIII; which deals with placing liens on property.

David Goff indicated that although a covenant was or may have been properly presented to the POA membership for vote; if it was not legally recorded correctly then it was not enforceable. David reiterated that this covenant is one the Board has been working to correct.

The specific number of members needed to comprise a committee was questioned. If the amended article requires a specific number (3+), and there are not enough interested members to comprise a committee; will the committees actions be challenged. David indicated that the by-laws give power to the Board is to manage the property for the benefit of the homeowner's. Committees are formed to assist the Board and are advisory only; the board makes the final decision. The consensus was to eliminate a specific number.

Ken questioned the use and purpose behind resolutions

David explained that a resolution is a vote, in general, a corporate resolution usually follows a vote taken by the Board where a majority rules and the Board resolves to take some action. The most recent resolution (January 2102) the Board authorized the office manager the authority to act on behalf of the Board in Justice Court when filing liens against a property owner for overdue accounts.

Kim asked David to take the list of resolutions and make sure the resolutions have been incorporated into the master changes to both the covenants and the by-laws. In addition David will take the recommendations from Ken and the other member and incorporate them so the board can review single documents.

A motion to have Ken establish a committee of any number of individuals to review the covenants and by-laws; to include member and board recommendation and report back to the board for feedback. The motion was made by Ronnie Sedlak, second by Cary Trapani. The motion was amended to include an August 15, 2015 deadline for revisions with a September 3, 2015 deadline for the revised ballot(s) to be sent to the membership. The motion was carried by consensus.

The Board thanked David for his assistance and proceeded to address the evening's agenda. Ken asked that the Board move the vacating of a City street, Palmwood, from new business to old business on the agenda. A motion do so was made by Ken McLaughlin, second by Cathy Eagan. Discussion followed on the merits of the project being considered old or new business. By consensus the motion to move the Palmwood project from new business to old business was declined. The topic would be addressed after the completion of the Board's committee reports under new business.

Minutes - Motion to approve the May 2015 minutes by the returning Board members was made by Gene Rogers, second by Cary Trapani. Motion carried 6-0

Financials- Kim reviewed the financials indicating that the year to date comparisons are off and not pulling from the correct line item. Kim indicated that a new line item was established this year to reflect the current year's dues rather than all dues. Some of this year's dues appear to have been posted on the old line item. Kim noted that POA has switched pool maintenance providers this year and as a result the pool chemical expenses are higher YTD. No action taken; tabled until August.

Collections- Terie reviewed the collection report sharing with the new members that the adjustment to the number of accounts billed for is due to members combining their lots and reporting them after the annual billing was mailed.

Collection of current year's dues is up approximately 2.5% from the prior year.

The POA is averaging 8 transfers per month in the current fiscal year. Last year (2014-15) the POA average 6 transfers per month and the previous year (2013-14) we averaged 4.5 transfers per month.

Covenants Violations – Terie reported for the covenants compliance committee noting that most of the previous violations regarding cars being parked all over the lawns have been remedied. When a violation occurs a letter goes out to the homeowner asking them to taking care of the situation within 30 days. The letter asks the homeowner to communicate with the POA office if they need more time or if there are other issues preventing them to resolve the violation. 85-90% of the homeowners make the effort to resolve any violations.

Board Communication –A number of members have called or come into the office asking for the car decals that were used post Katrina. We also received a number of phone calls from members saying the Jehovah Witness members were going door to door. We informed the group canvassing the streets that door to door solicitation was not permissible within TR. Initially we were met with resistance as they stated they had every right to be on the City streets. We agreed that in fact they have a right to walk up and down the streets but they, or anyone else were not allowed to walk on to a member's property. We explained that the no solicitation policy was part of the POA covenants and our members expect that they will not be approached.

Grounds & Maintenance

Timber Ridge Blvd. Steven reported that the City has repaired the sinkhole in the median. Victor noted that the repairs to the street are pending; repairs to the pipes running under the street had to be repaired.

Swimming Pool- Is open and ready to go. Noting that we have a new contractor and the pool looks better than he has ever seen it. ADA Port-a Pottys for the pool and TP have been ordered and will on delivered prior to Memorial Day.

Pool - Steven noted that the exit button had to be repaired and was done promptly by United Security. The pole for the Shepard's hook was replaced along with the life & torpedo buoys.

Security – Steven noted that he has changed out a few of the memory cards to the security cameras. The camera recordings have been used to assist the City investigators with the break-ins that occurred during the 4th of July weekend. Cameras are being assessed to keep up with the POA needs.

Treasure Point – Water and sewer are in place and the power has been upgraded in preparation of the cottage/restroom facility. The hot spot on the northeast corner has been addressed. Additional hot spots are beginning to appear on the sections of bulkhead that has not yet been repaired. Sand has been spread on the low spots across the area.

Charlie added that rip rap was placed on the northwest corner to protect and prevent the new bulkhead from being damaged by the wave action.

City Up-Date – Gene reported he met with the Mayor and new chief of police. Noting Chief Hendricks was working on increasing his staff and their pay and was very receptive to supporting the Timber Ridge community.

Security Kim Reinike discussed the use of golf carts by under aged individuals. The City ordinance, # 628 states only individuals who have a driver’s license or a driver’s permit can operate the golf carts. Furthermore cart owners have to provide proof of insurance. Violators are subject to fines of ‘up to’ \$500. Alderman Victor Pickich noted that the police are escorting under aged individuals home; speaking with the parents and issuing warnings. In a few weeks the police will start issuing tickets to the responsible party. The Board asked the office to send an e-mail blast out communicating the information to the membership.

Kim also addressed the break-ins that occurred over the 4th of July weekend. The Pass Police reported over 20 thefts in the TR & PC Isles communities on July 2nd. The sheriff’s department was called in to assist. Golf carts were taken and the individuals targeted homes with out of state car tags. Some of the items stolen had been recovered. In addition there was break-in early this morning noting that MS. Power workman noticed that the front door had been kicked in to a home they were to service. Although no one was home at the time of the break-in large screen TV’s were taken. It was noted that an unfamiliar car had been driving up & down the street the day before. The time frame of the incident was narrowed down and security tapes were reviewed. The POA is assisting the PC Police in the investigation.

The Board continued to discuss avenues to help make the community safer. The car decals used after Katrina was mentioned as one avenue along with engaging the TR members in a community watch program. The consensus of the board was that decals will be of assistance to the homeowners and the POA when reviewing the security tapes. A motion to acquire car decals was made by Cary, second by Cathy. The motion passed unanimously.

PCI - Cathy summarized the progress the golf club had made over the past year noting that overall things are going well. The club has worked relentlessly to address past due debts including the property taxes. The current management compared what the other golf clubs in the County were paying for property taxes and petitioned the County Tax Assessor to reduce their tax liability. Although they were successful in reducing their tax burden PCI is still in need of funds to satisfy the 2014 taxes. A letter was sent to PCI members requesting assistance.

NEW BUSINESS

BOD Officer Nominations - 2014-15 Board President Kim LaRosa noted that officers for the 2015-16 Board of Directors needed to occur and opened the floor to nominations.

Kim LaRosa declined the nomination to serve as president but noted she would gladly assist the new president during the transition.

The following nominations were brought forward:

President –	Joey Niolet	Motion: Trapani/Rogers
Vice President -	Kim LaRosa	: Rogers/Reymond
Secretary -	Cary Trapani	: Reymond/LaRosa
Treasurer -	Kim Reinike	: Niolet / Reymond

Kim LaRosa asked if there were any other nominations or if anyone else was interested in serving as an officer for the 2015-16 year. No other names or individual interest was expressed. The slate as presented was passed by consensus.

Committee roles were addressed with the following assignments made.

Architectural Review:	Ken McLaughlin
Treasure Point:	Charlie Reymnd
Member Liaison:	Joey Niolet
Security:	Kim Reinike
Covenants/By-Laws:	Ken McLaughlin
Covenant Compliance:	Cathy Eagan
City Liaison:	Gene Rogers
Pool/Tennis Courts	Open
PCI:	Cary Trapani / Cathy Eagan

Alderman Victor Pickich –

Alderman Pickich offered an update on City issues starting with personnel changes.

PC Police Chief Hendricks replaced Chief Dubussion who had been with the City for 40 years.

Russell Holliman is the new Public Works Director.

Victor noted that both have brought new energy and vision to the City and have hit the ground running.

Victor addressed the request to vacate a portion of Plamwood Dr. The request will be addressed by the Planning Commission on July 22. If the request is approved by the Planning Commission the request will then be presented to the Board of Alderman the following month. Further discussion with the POA Board revolved around the infrastructure needed to provide city services. Victor noted that the fire chief had not yet weighed in.

Kim LaRosa thanked Alderman Pickich and identified that Ken McLaughlin's concern was that the vacating of the Palmwood was a POA issue. It was acknowledged that the previous Board took the position that it was a City issue. Ken was given the floor.

Ken addressed the Board stating that the members who are opposed to this project are not opposed to the lots in question being developed.

The lot(s) can be developed as they currently exist.

Ken indicated that he and several other POA members are opposed to it and believe it is a POA issue because the request is unprecedented. Having a roadway that runs behind a home and on the edge of the bulkhead is unprecedented in the subdivision. No other canals in the subdivision have roadways that run along the canal. It is not what the planners of this

community planned, and the people who live on the canals have certain expectations about those canals, that they're not going to see roadways along the canals. Ken asked who would maintain the bulkhead if the City grants a private drive/roadway. Much of the land that was lost over the last 50 years was due to a lack of protection to the water's edge. Now the surrounding members are being asked to bare an unacceptable deviation from the original intent of the subdivisions character.

Ken continued to review the proposed site plan pointing out the placement of trash receptacles and how the vacating of the street would affect the property immediately adjacent to the vacated area. Ken noted that the City attorney explained that vacating a City Street would need to benefit the public not just a single property owner. The City attorney further explained that developing the property to increase the tax base would be considered a public benefit. Ken proceeded to review alternatives of what could be built upon the existing properties noting that it was not necessary to vacate the street in order to build, hence increase the tax base.

Ken was asked to bring the group back to the question of why the vacating of the city street was a POA issue. Ken reiterated that the request is unprecedented. Individual Board members expressed their understanding that the City has the final say on the issue.

A motion to adjourn was brought forward by Cary Trapani, Second by Ronnie Sedlak and approved 8-1;

There being no further business the meeting adjourned at 7:55PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - Monday August 10, 2015 – 5:30 pm – PCIGC Banquet Room