

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 11, 2016 Meeting**

PRESENT: Charlie Reymond, Joey Niolet, Cathy Eagan, Kim Reinike, Cary Trapani and Rebecca O’Dwyer

ABSENT: Ken McLaughlin, Ronnie Sedlak and Jediah Bishop

ALSO PRESENT: Terie Velardi, POA Staff;

The July 11, 2016 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm. President Joey Niolet welcomed the new members and thanked all for agreeing to serve on the Board. The following board positions and assignments were made.

Joey Niolet, President	Cathy Eagan, Vice President
Cary Trapani, Secretary	Ronnie Sedlak, Treasurer
Charlie Reymond, Treasure Point	Kim Reinike, Security
Ken McLaughlin, Architectural Review	Rebecca O’Dwyer, Covenants
Jediah Bishop, TBD	

Minutes - Approval of the May & June minutes were tabled and will be sent to all Board members present and not present for an e-mail vote so they may be posted on the POA website.

Financials- The financials for June were reviewed; it was noted that security expenses YTD are high and appears that an accrual may not have been reversed from the year end financials. Legal and accounting are high and due to the Bay Pointe Property lawsuit. Bad debt is high but due to the write off of accounts that are no longer owned by a property owner via a tax sale and/or are past the three year limitation. It was noted that insurance appears to be much lower than last year. Terie will follow up and report back to the Board. Motion to approve the financials was made by Cary Trapani, second by Cathy Eagan and approved by all present.

Collections- Collection report was tabled until next month’s review.

COMMITTEE REPORTS:

Covenants- Cathy reported on behalf of the covenants compliance committee. The majority of issues have to do with lot maintenance. It was noted that the tarp has been removed on the lot on Hackberry and a volleyball net has been erected.

Board Communication – Terie reported that a POA member called and is interested in serving on the neighborhood watch program, possibly as a block captain. Terie reported that a property owner came into the office with a picture of a lifeguard sitting on the lifeguard stand with her head down; on her phone while the pool was busy. We communicated with the lead lifeguard and the lifeguard in question to further review the situation. The lifeguard has since been let go. The board discussed the request to place speed bumps at the Henderson Royal Oak entrance. It was noted that there is a speed limit sign is prominently placed. It was mentioned that perhaps the City can put the portable speed detection sign at the entrance.

Grounds & Maintenance

Terie reported for Steven noting that the **TR North signage** project is proceeding. Since the property is zoned residential a variance is required to have lighting on the sign. The POA, on behalf of the property owner is requesting a variance. The P & Z meeting is scheduled for July 20 and the Alderman meeting is set for August 2nd. The new umbrella stands have been delivered and set up.

Security –

The Board reviewed events within the last two months noting that the POA continues to work with the PC Police department. The Board discussed revamping the security protocols to be more efficient and cost effective. Utilization of the neighborhood watch and security cameras have been most effective. It was noted that evening Security patrol is a large part of the total package.

City Liaison -

Joey noted that the Board of Alderman passed the Recreation District for two areas in the Pass. One being the Harbor & Downtown Entertainment District and the other being Timber Ridge & PCI Entertainment District. It allows for folks to purchase an alcoholic beverage and leave the establishment with the beverage. It was noted that the container cannot be glass and the maximum size is 16oz.

Treasure Point

–With the major portion of the Bay Point property lawsuit behind us the POA will pursue the bulkhead repairs.

PCI -

No report.

OLD BUSINESS:

POA Owned Lots-

The Board reviewed the motion and action taken at the annual meeting in June. It was noted that members asked the Board to give the adjacent owners to any of the POA lots first right of refusal to purchase an adjacent lot. At the annual meeting it was noted that the POA Board is to determine the process in which the sale of the properties be identified and communicate it with the POA members. Discussion amongst the board included the possible process of having an independent source handle the bid process. The Board will acquire appraisal on the lots, specifically waterfront lots. Board members indicated possible conflicts if both property owners wanted the lot in question. It was noted that property owners have been in contact with the POA indicating interest in lots adjacent to theirs. No action was taken.

Covenant & By-Law Filing – It was reported that the covenants were filed with the County.

Treasure Point-Bay Point Properties-Law Suit -

Joey updated the Board noting that lawsuit against Timber Ridge over the ownership of Treasure Point has been settled in Timber Ridge's favor. Bay Point Properties has agreed that they have no claim to ownership of Treasure Point. We are still discussing with the Mississippi Secretary of State, who is a party in the case, what the effect may be of a prior owner filling in a small area of tidelands in the 1970's on the southern edge of Treasure Point near the security gate. We hope to have this issue cleared up soon and then dismiss the entire litigation.

It was noted that the POA's general liability insurance will not cover the lawsuit claim.

Short Term Rental Resolution – Rebecca noted that there is a 12% tax associated with short term rentals. The Board revisited the possibility of a resolution that will assess immediate fines to covenant violations. The fine(s) would increase for repeat incidents. For the purpose of establishing a resolution to address short term rentals; short term rental is defined as anything less than 1 month.

Neighborhood Watch - The Board requested the staff do the following:

1. Send an e-mail to the membership indicating the interest in utilizing the neighborhood watch as a significant part of the POA's security protocol;
2. Contact Sgt. Lincoln at the Harrison County Sheriffs depart to set up a meeting with all interested. Cathy Eagan will work with the office to contact those who have expressed interest and identify others to assist.

NEW BUSINESS:

2016-17 BOD Meeting Schedule – A calendar for the next 12 months was distributed to the Board. Board meetings are held the second Monday of each month inside the PCI Golf Club at 5:30pm. The exception being; the annual meeting is held on the second Sunday in June each year. 2016-17 monthly Board meeting dates;
2016: July 11; August 8; September 12; October 10; November 14; December 12.
2017: January 9; February 13; March 13; April 10; May 8 and the annual meeting will be held on Sunday June 11 at 1:00pm

There being no further business the meeting adjourned at 7:00PM

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for August 8, 2016 at 5:30 pm – PCIGC Banquet Room