

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–November 13, 2017 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, David Duggins, Ken McLaughlin, Charlie Raymond, Jediah Bishop, & Ronnie Sedlak.
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

ABSENT: Rebecca O’Dwyer

The November 13, 2017 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Minutes - Motion to approve the minutes for the October was made by Cary Trapani, second by Ronnie Sedlak and approved by all present.

Financials- Ronnie’s reviewed the treasurer report noting that we are in line with the financial for the time of the year. He noted that we have incurred \$5,000 in hurricane repairs. We transferred money from the money market to cover the monthly expenses. Legal and accounting expenses reflect the costs to represent the POA with respect to the Kelly Cove to the AR denial for a 6’ privacy fence on the side yard lot line to the waters edge. It was noted that the case had been dropped by the owner. Payroll liabilities were reviewed noting that while the total liability reflects 33%, 25% is the employee contribution and 7.7% is employer contribution. It was also noted that not all liability hits the books monthly; State with-holding and Federal & State unemployment hit quarterly.

Insurance -Terie reported that we put the Association’s Insurance out for bid and have not yet received any quotes.

Collections- Collections for October were reviewed by Terie and referring to the collection report she noted that the collections for the current years dues (2017-18) are at 81% of the total. In addition, we collected \$3,200 in prior years dues. We collected 2 transfer fees in October, averaging 6.6 per month. None of transfers were a result of properties being foreclosed on. Past due invoices and reminders were sent to those having outstanding balances. Communication ranged from an “oops, did you forget” to those who have not paid this year’s dues to “Pending Court Action” to anyone owing multiple years.

COMMITTEE REPORTS:

Covenants- Misty reported on behalf of the covenants compliance committee noting that 8 violations from August and September have been resolved. For October there were 3 improper storage of vehicles, 3 lot maintenance and 1 animal violation reported. It was noted that there are still boats on vacant lots from Hurricane Nate. The Board agreed that enough time has passed, and letters should go to anyone in violation.

Member Comments – Most member comments had to do with lot and ditch clean up from Hurricane Nate.

Architectural Review –Three request were made during October; 1 repair in-kind materials to a set of steps and 2 new construction. Last month the Board reviewed a letter from a neighbor regarding a dispute on side yard boundary which has been resolved. The Board reviewed a request from a neighbor to move his mail box and add a few decorative posts to the corner of his drive. The property owner lives at an intersection where folks

use his property to either make a wide turn or use his drive to turn around. The Board reviewed pictures and the location and had no objection.

Grounds & Maintenance

Steven reported that the preparation for Hurricane Nate went well. He noted that preparation for the removal of the trailers was not a one-person job. Steven noted that the wheels and tires needed attention prior to removal. All Seasons and Corvette Towing did an excellent job getting the cottage ready for removal.

Security -

Steven reviewed the incident where the 3 boys were jumping the fence to the pool. He was able to catch them and contacted the police. The police responded, warned the minors, took their names and addresses.

Joey reviewed the plans to upgrade the gate readers at the pool and treasure point.
Tabled until the December

Cathy noted that there has been an excessive number of under aged children driving around the subdivision in golf carts. Often there are more passengers than seats where they are standing and hanging on to the cart. She asked the Board to consider additional security during the holidays. The Board discussed the possibility and no decision was reached but will continue to monitor Next Door and any security concerns.

Pool-

The pool is now closed for the season. The Board asked that an additional sign saying the pool is closed be placed at the gate.

Neighborhood Watch - noted above in security.

City Liaison -

Joey reported that the City is looking to purchase digital signs that reveal the speed in which cars are traveling. The Board discussed the possibility of purchasing one for the subdivision and having the City monitor it and collect data inside the subdivision. Joey will follow up with the City on the removal of slabs.

PCI -

Cary reported that he met with Hank Wheeler, president of PCI and Mr. St Paul to research ideas that are mutual to both the POA and PCI. The primary objective is to review capital improvements that will be beneficial to both entities such as a pool. They discussed the concept of either moving or adding a pool closer to the golf club. It was noted that there is additional land owned by the Club adjacent to green number 9 and a possible 99-year lease for a \$1 could be considered. The board reviewed the concept and suggested other possibilities such as a driving range or miniature golf. No decision was made but is open for further review.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit –

Joey reported that attorneys representing Timber Ridge, the State and the City met with Joey and the surveyor. There is a small section by the gate that is in question. While they are finalizing the details, it appears that the State will grant the City a lease at no cost who in turn will designate the POA as the maintainers of the property allowing us to keep the fence where it is. The POA will continue to be responsible to maintain the gate and bulkhead.

POA Lots -

Joey reported that the deadline for the adjacent property owners to submit a bid for any of the POA lots is Friday, November 24th. There has been interest in 3 of the 6 lots but no bids have been received. The board asked that "For Sale by Owners" signs be placed on any of the lots that are not sold to the adjacent owners. A motion to place the minimum bid on the sign was made by David Duggins, second by Cary Trapani. The motion failed 6-1.

New Business:

PCI Christmas Party - Cathy noted that PCI will be hosting their Christmas party on Saturday, December 16 which is open to club members, Timber Ridge residents and public. A motion to contribute \$200 towards the function was made by Cathy Eagan, second by Jediah Bishop. The motion passed 6-1

City Christmas Party - In the past the POA has combined efforts with PCI to offer gift certificates to the City for their holiday party. A motion to match previous years contribution was made by Cathy Eagan, second by David Duggins and passed by all present.

Breakfast with Santa - Cathy noted that there is a new women's group in the Isles who are hosting Breakfast with Santa on December 9th at the golf Club and are requesting that they be able to place signs in the subdivision 2 weeks prior to the event. The Board approved the request.

Holiday Boat Parade-

Cary noted that the Christmas Boat Parade will be held the weekend of December 22nd.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is the scheduled for December 11, 2017 at 5:30 pm - PCIGC Banquet Room