

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–January 8, 2018 Meeting**

PRESENT: Joey Niolet, Cathy Eagan, Cary Trapani, David Duggins, Charlie Reymond, Rebecca O’Dwyer, & Ronnie Sedlak.
Steven Hammons, Misty Dienes & Terie Velardi – POA Staff

ABSENT: Ken McLaughlin-proxy to Charlie Reymond and Jediah Bishop.

GUESTS: POA Members Murray Alford, Pinewood Dr. Trey Nunez, Ridgewood Dr.

The January 8, 2018 TRPOA Board of Directors meeting was called to order by President Joey Niolet at 5:30pm.

Member Comments: Trey Nunez spoke to the BOD regarding issues and concerns with underage children driving recklessly in the subdivision. He explained that over the last 6 months he and his family have been harassed by a small group of teenagers. The most recent incident occurred over the weekend where the Pass Police were called. Joey acknowledged Mr. Nunez’s concerns and said that the Board has been in touch with Pass Police Chief and Alderman Pickich regarding this issue.

Murray Alford, Pinewood was present to observe and indicated that he would like to become more involved.

Minutes - Motion to approve the minutes for the December was made by Ronnie Sedlak, second by Cathy Eagan 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 expenses are lower than previous months as pool and grounds & maintenance expenses typically do not occur. Ronnie noted that the final expenses for Hurricane Nate repairs are in. He noted in all we spent \$14,000 directly associated with the storm and an additional \$2,800 on building repairs to the cottages. A motion to accept the financials was made by Rebecca O’Dwyer, second by Cathy Eagan and approved by all. Ronnie reviewed the year to date expenses to the budget noting that we are at 67% of the budget leaving 33% for the final 3 months of the fiscal year.

The Board reviewed the insurance quotes. A motion to approve the quote with wind & hail coverage provided by the current provider; supplying comparable coverage was made by Rebecca O’Dwyer, second by Cathy Eagan and approved by all present. Cary Trapani recused from the vote.

Collections- Collections for December were reviewed by Terie. She noted that we collected \$5,500 for the current year and \$2,000 for prior years dues. The collections for the current years dues (2017-18) are at 84% of the total. We collected 14 transfer fees in December, averaging 7 per month for the year. 13 transfers represent sales and 1 represents a foreclosure.

COMMITTEE REPORTS:

Covenants- The Board reviewed outstanding covenant violation fines. It was noted that court action is pending on the repeat violators. Other than the two repeat violations two letters were sent out in December one for stray animals and one for lot maintenance. The one lot maintenance is for a property that had been developed and is now vacant. The

property owner would like to let the lot to go back to its natural state. The Board has previously stated that the covenants are clear and that once a lot/property is improved it must be maintained. The property owner was sent letters over the past months and is asking for an extension due to the weather conditions. The Board granted another 30 days before a fine would assessed. The Board asked the covenants compliance committee to review other properties that may also be non-compliant.

Member Comments – Member comments are reviewed as they occur by the officers and director who oversees relative issues. The same member who has asked for an extension on the cv on lot maintenance is having construction done on their primary property across the street and has several cars from construction workers parked on the drive and lawn of the vacant lot. Several members driving past the vacant lot have contacted the office. The Board acknowledged that while construction is ongoing and the fact that the location is on a curve, for safety reasons it is better to have the cars parked on the drive of the vacant lot than on the street. The concern is cars parked on the lawn will create ruts and damage the lawn. The Board instructed the office to ask the property owner to monitor the parking of vehicles on the vacant property.

Members living on the golf course had contacted the office regarding renters parking vehicles behind the house on the grass which fronts the golf course. The Board reviewed the property noting the same violation occurred multiple times over the past 18 months. The Board directed the office to send the violation assessing the fine for improper vehicle(s) storage and that further infractions of similar a nature would result in immediate fines.

Architectural Review –Joey reviewed the request for new construction on the lot at the corner of Palmwood and Fairway. The property owner is interested in placing his home so that he will have a view down the canal. The property owner has resubmitted his plans to the AR and no longer requires the variance from the neighbor but is now requesting a variance for the front yard setback. The survey indicates that the property line and the City ROW provide for a 28.5 setback from the roadway. With the POA setback as 30' and that the adjacent property is situated at a similar distance from the road the Board approved the request for a variance to the front yard setback. The motion was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

The Board reviewed the request and prior approval from a property owner to move his mailbox and add posts to prevent construction vehicles from using his property to make a turn on to an adjacent street. The original request was made for fewer posts restricted to the corner of the drive to his walkway. The owner has extended the posts along the front of the property. The Board directed the office to ask the AR committee for their input.

Grounds & Maintenance

Steven request assistance form the Board during the freezing weather as they drive around the pool and or treasure point in keeping an eye out for any water leaks. Although he takes precautions by turning the water off he appreciates the extra eyes on the properties.

Security - Steven noted repairs to one of the security cameras where an adapter had to be replaced and that another box is holding water. Steven continues to assist the Pass police with issues that occur in view of the POA cameras. Most recently he provided surveillance video on a hit and run accident that occurred at the high school parking lot.

Joey reviewed mischievous incidents by teenagers on golf carts at Treasure Point noting they have identified the individuals involved. Access cards have been turned off and he and Cathy have been trying to reach the parents.

Joey and Steven also reviewed the specifications to upgrade the card readers at the point and the pool. A motion to upgrade the card readers at both locations was made by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by all.

Pool- Steven noted that both pool pumps have been replaced and that the kool decking continues to flake and chip off.

Treasure Point – Steven noted that river sand has been spread after the storm, however kids on the golf carts are tearing the sand and rocks.

Neighborhood Watch - noted above in security.

City Liaison - Joey noted that a few of the POA members have reached out the Pass Police regarding security concerns. Joey noted that he and Alderman Pickich have spoken with the Pass Police chief and have asked him to address the Board at the next meeting. He noted that Alderman Victor Pickich is working on the speed limit signs and expects to have it on the agenda at the upcoming Board of Alderman meeting.

PCI - Cary reported that there is no new development regarding possible improvements that would benefit both the POA and PCI. Cathy noted that starting Feb 9th there would be Italian Open Socials every Friday through April 14th.

OLD BUSINESS:

Treasure Point-Bay Point Properties-Law Suit – Joey noted that the POA attorney contacted him saying the Secretary of State is not comfortable with the POA having the fence situated where public property is inside the gate. This is contrary to what had been expressed when Joey, the POA attorney and City Attorney met with the Secretary of State officials at the Point. The POA staff contacted Custom Fence Builders and the security access contractor and asked for preliminary bids on moving the fence, gate and security apparatus. Steven estimated the electrical costs to be \$1500. The rough estimate for moving all components is between eight to ten thousand. The POA is reviewing all options including moving the gate and adjacent fencing. The POA attorney is working to negotiate other options including accepting a tidelands lease.

POA Lots - Joey reported that the closing dates for the two properties we have under contract have not yet been established.

New Business:

Capital Improvements:

Joey noted that we need to act on the replacement of the kool decking to the pool before the spring. He noted that Steven has been working on finding alternatives for the last few years and reviewed the proposal to remove the remaining kool decking to the bare concrete, prep the concrete and apply a polymer cement. In addition, it was noted that the pool ladders and anchors are deteriorating and will need to be addressed.

A motion to make the necessary improvements to the pool deck was made by Ronnie Sedlak, second by Rebecca O'Dwyer. Discussion followed regarding the warranty offered, prior attempts to resolve the issue and guarantees that this would resolve the issue once and for all. It was determined that at a minimum what is currently on the pool deck and the repairs to the ladders needs to be done prior to the spring. A call to motion was made with motion failed 5-2. Voting in favor: Sedlak and O'Dwyer. Voting against: Reymond (McLaughlin-Proxy), Duggins, Trapani, Eagan.

The Board asked Steven to get a price on removing the existing surface and replacing the anchors to the ladders.

2018-19 Annual Dues -

Having reviewed the financials, the Board moved to keep the annual dues for 2018-19 at \$280 per lot. The motion was made by Cary Trapani, second by Rebecca O'Dwyer and proved by all.

Newsletter:

Joey indicated that office will send out a newsletter via US postal service to all members to inform them about the annual billing, board elections and annual meeting in June. Board members are asked to contribute to the newsletter regarding their area of responsibility.

2018-19 Board Elections-

Joey noted that a calendar is included in their packet that outlines the election process and need to have a nominating committee established by the February Board meeting.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is the scheduled for February 12, 2018 at 5:30 pm - PCIGC Banquet Room