TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–October 12, 2020 Meeting

PRESENT: Nancy Hardenstein, Rebecca O'Dwyer, Martin Miller, Charlie Reymond, Kim Reinike and Ronnie Sedlak

ABSENT: Ronnie Daniels proxy to Charlie Reymond, Brittany Scheid, Cathy Eagan Gill

OTHERS: Misty Dienes**,** Steven Hammons, Terie Velardi– POA Staff.

The September 2020 TRPOA Board of Directors meeting was called to order by Vice-President Nancy Hardenstein at 5:30pm.

Minutes - Minutes from the September meeting were reviewed and approved. Motion by Rebecca O'Dwyer, second by Ronnie Sedlak and approved by; O'Dwyer, Sedlak, Reymond, Reinike, Daniels by proxy. Abstention, Miller.

Financials- Ronnie Sedlak reviewed the September financials noting overall we are in line with our budget for the month. Ronnie noted that per the Board's approval in the September meeting another one of the CD's at Hancock/Whitney matured and the funds, principal and interest were deposited into the Keesler HIMMA account. It was also noted that the funds from the recent sale of the POA lot on Pinewood (October 7th) was deposited into the Keesler HIMMA account. Ronnie noted that the funds are in reserve for emergencies. Ronnie noted that our credit card convenience fees are higher than budgeted. It was explained that this is in and out item. Fees charged to accept credit cards are passed on to the individual using the service. Ronnie mentioned that one expense that did not hit the September cycle was for moving the cottage and its associated costs to stage, level, etc. at TP for the multiple storms at $3,200+/-. It was noted that while we have not had to move the cottage every year, this year we have had to move it multiple times. Over the past 4 years the average the POA has paid is just under $6,000 per year. Ronnie suggested that the Board come up with an alternative to the current arrangements. A motion to approve the financials was made by Rebecca, second by Martin, approved by all present and by proxy.

Collections- Terie reviewed the collection report for September highlighting the collection of 15 transfers noting we are 3 transfer behind last year's total. Our monthly average is 11.5 compared to 6 per month average for the 2019-20 year. Overall collections are consistent as previous years collecting 83+% of the current years' dues. We continue to collect previous years dues as well noting $2,500 was collected which is due to the collection letters sent out and requests for payment plans. We collected $500 in covenant fines. No access cards were renewed or replaced.

COMMITTEE REPORTS:

Covenants - Nancy Hardenstein reviewed last month's covenant violations noting that with the recent storms the covenants compliance committee was asked to make note of boats and trailers in violation but hold off on sending letters and fines. Nancy noted and the Board agreed that it was reasonable to grant a grace period to give property owners time to come back into compliance. However, CCC will begin touring next week and letters will be sent to anyone in violation. Nancy reported since last month 2 first time "Friendly Letters" were sent, and 11 violations were resolved.

Member Comments – The Board reviewed comments made by members. Issues regarding drainage on Basswood and sewage backing up on Ironwood were addressed by the City and resolved. Members continue to request payment plans while others have fulfilled their obligation.

Architectural Review – Three requests were identified; one from last month which was under review on Royal Oak consisting of multiple items was approved. A second one at the corner of Fernwood & Royal regarding the placement of a shed and fence relative to the appropriate setbacks was also approved. The third is a corner lot on Sweetbay and Fernwood. The property owner requested moving their AC unit off their deck onto the side of the house alongside the driveway. AR replied expressing concerns about the relocation since it faces a street and questioned mitigation of the platform. The Board discussed the request and voted to approve the relocation, new platform providing the platform be shielded from the street with louvers. The motion was made by Rebecca O'Dwyer, second by Charlie Reymond and approved by all present and by proxy.

Grounds & Maintenance –

Pool- No Report

Treasure Point – As noted earlier Steven mentioned that due to the recent storms the cottage at TP had been moved twice. Steven also noted that with the multiple storms and high tides parts of the Point are eroding and will need to be addressed. Steven also noted that placing pea gravel at the playground a few years back has served us well. Prior to using pea gravel we had mulch which would wash away every time water encroached the Point.

Tennis Court – The cable to the net has been replaced. Steven continues to monitor use at the courts and noted that the basketball players are being respectful, and no one is leaning on or misusing the tennis net.

City Update - Rebecca reported that the City has agreed to install an additional sleeve on Royal Oak for the portable speed limit sign. Rebecca reported that the City has hired a new City Planner, Bill Spivey who will start next month

Security - Steven noted at the request of the City he has been helping them with camera videos regarding incidents occurring in TR.
Kim reported that as he was touring the subdivision, he noted a lot of safety issues at the apartments on Royal Oak. It was noted that the office had received a call regarding this issue, asking for the number of the City code office. The board discussed comments on Nextdoor as well as other incidents that the City Police are aware of.

PCI – Nancy reported that the Italian Open Socials are on Friday nights; $5.00 dinners. The Italian Open is October 17th. PCI will be hosting Halloween themed poker run on the 24th of October. The PCI Diamonds and the POA will be hosting the 3rd Annual Halloween Spooktacular on Saturday, October 31. The event features a hayride from the club to Treasure Point, Trunk or Treat, hot dogs and movie. Breakfast with Santa is scheduled for December 12th.

OLD BUSINESS:

Community Involvement –
The fall clean-up is scheduled for Saturday, November 7th. The Diamonds will be delivering pine straw on that day. Voting for the Annual Holiday Home Decorating Contest will begin the Friday after Thanksgiving and end Friday, December 11th. Winners will be announced at the Breakfast with Santa event.

POA Lots - The Pinewood Lot sold on October 7 with the funds deposited into the Keesler HIMMA account. We received a low-ball offer on the Hackberry lot, the POA countered and the potential buyer declined.

NEW BUSINESS:

Palmwood Lots; 1, 2 & 3

Nancy & Terie shared with the board a request from potential buyers of Lots 1, 2 & 3, Square 33. The Realtor and potential buyer were contact with the office over the last 10 days asking about POA covenants pertaining to setbacks and resubdivision of lots. The written request was received earlier in the day and reviewed by the Board. It was noted that in January 2015 the City vacated portions of Palmwood leading to lots 2 & 3. Subsequently allowing a private drive to all lots. To address setbacks, the office contacted the City building department to determine how the City viewed what is considered the "front". The City indicated the front is viewed from the street, Palmwood. The potential buyer noted that due erosion over the years the size of lot 1 is too small and requested to make lots 2 & 3 smaller to enlarge lot 1 so three homes could be built. The board discussed the request at length and citing precedence, that the POA has only allowed lots to be split to make adjacent properties larger, the Board denied the request to subdivide the 3 lots into 2 smaller and one larger lot.

Donation on behalf of the POA Board of Directors -

Nancy addressed the board about donating to Hancock County Animal Shelter in Cathy's daughters name who recently passed away. The board voted to make individual contributions on behalf of the TRPOA Board of Directors.

There being no further business the meeting was adjourned at 6:45

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is scheduled for November 9, 2020 at 5:30 pm inside the PCIGC Banquet Room.