

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–March 8, 2021 Meeting**

**PRESENT:** Cathy Eagan Gill, Nancy Hardenstein, Martin Miller, Charlie Reymond(5:40), Kim Reinike, Ronnie Sedlak. Rebecca O’Dwyer, and Ronnie Daniels. Martin Miller left at 6:35 giving his proxy to Charlie Reymond

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

**POA MEMBERS:** Glynn & Iana Illich, Southern Paradise, LLC

The March 8, 2021 TRPOA Board of Directors meeting was called to order by President Cathy Eagan Gill. at 5:30pm.

Cathy welcomed new members Glynn & Iana Illich and offered them the floor. Mr. Illich thanked the board for allowing he and his wife the opportunity to meet with the board. Mr. Illich emphasized the importance of creating a partnership noting their company is a developmental company and explained his company’s goals and vision. He noted they started their business 20 years ago. In the past they have developed complete subdivisions or assisted in further developing subdivisions. Their mission is to work hand in hand with governmental or association entities. He noted that their first project was the development of the Belle Terre Estates at the corner of Espy and Pineville road on the outskirts of Long Beach. He noted that they were successful mainly due to the partnerships they developed, gaining advise and constructive criticism from all interested parties. From there they developed LePetit Cove also in Long Beach, to homes south of the tracks. Mr. Illich noted that he has a great relationship with Centerpoint energy where they have brought gas into subdivisions. Mr. Illich noted they have 8-12 different sets of plans that can be modified to meet the customers needs. In each case they have increased the price point of homes in their respective areas, ranging from \$350K to \$400K. They track the demographics along the coast identifying the typical buyer is 50 -80 years old with a disposable income that supports the local economy. He noted TR has a similar demographic and they have purchased 10+ lots in Timber Ridge and are hoping to achieve similar results. Mrs. Illich noted that they will always keep their sites presentable and take action to remove or secure items in the event of a storm. The board thanked Mr. & Mrs. Illich for their time and wished them well.

**Minutes -** Minutes from the February 8, 2021 meeting were reviewed and approved. Motion by Rebecca O’Dwyer, second by Kim Reinike and approved by all present.

**Financials-** It was noted that the POA has their final CD at Hancock maturing at the end of March. Cathy & Ronnie explained that the current CD rates are less than what we are receiving from our money market account. A motion to move the funds once the CD matures to the Keesler HIMMA account was made by Rebecca O’Dwyer, second by Ronnie Sedlak and approved by all present. With one month left Ronnie noted that our expenses are in line and other than Storm repairs we are under budget. A motion to approve the financials for February was made by Rebecca O’Dwyer, second by Ronnie Daniels and approved by all present.

Cathy informed the board is used as a test for email billing, that everyone on the board has received their invoice(s) for the 2021-2022 annual dues via e-mail. She explained it

allows the office to review and confirm the delivery of the invoice and associated message. It was explained that receiving an invoice by mail allows an individual to pay directly from the invoice. The message on the invoice instructs an individual; if paying by check the dues are \$290 per lot and if paying online there is an additional \$10 that covers the cost of online payments. Cathy noted that it is useful to the office to track the process if a few of the board members can utilize the online payment method.

**Collections-** Terie reviewed the collection report for February noting overall collections for the current year's dues and past years dues are consistent with prior years at 85.5%. 16 transfers were collected in February Our monthly average is 10. We collected \$300 in covenant violations nothing on access cards.

#### **COMMITTEE REPORTS:**

**Covenants -** Nancy Hardenstein noted that the covenants committee started going out in January sending friendly reminders to folks and follow-ups to pre storm covenants. In February 4 1st letters went out with 13 resolved from January. We are getting a lot of folks calling the office stating they are still working on repairs to their homes and requesting more time. Ronnie Sedlak suggested that we contact Realtors of vacant lots asking them to assist in cleaning up their respective lots.

Property owner, Paul Jamerson, 112 Youngwood Loop commented on vacant lots on his street that were a mess and asked the POA to get them cleaned up. Cathy noted that the POA cannot enter a private owner's lot and communication with the realtor would be made. He also indicated that construction sites were a mess and the porta potty's should be out of sight.

**Member Comments** – One member asked if there were plans to host a meet & greet for the candidates running for Mayor. They were told that individual candidates have been in touch with PCI and asked the member to contact PCI directly. Other than folks requesting more time to be compliant there were no other comments.

**Architectural Review** – 5 requests for review were made in February. Two were for new construction; one on Cypress Cove is pending approval. The other on Pinewood was approved by AR earlier in the day and needs Board approval. A motion to approve the plans for new construction on Pinewood Dr was made by Rebecca O'Dwyer, second by Nancy Hardenstein and approved by all. 2 requests for fences were made one approved, one pending. Another request for modifications to a home on Poplar Pt. was made and approved.

**Grounds & Maintenance** – Steven reported that the culvert for the POA lot on Royal has been delivered and we are waiting for the City to install it. Steven also noted that the City pumped out chunks of concrete from the street drain at the corner of Basswood and Baywood which opened the drainage for Treasure Point Road.

**Pool-** Steven noted the pool maintenance contractor who is going to elevate the pump motors 30" has not yet started the job. The pool is scheduled to open for the season on Good Friday

**Treasure Point** – Steven reported that Ronnie Daniels was able to find a contractor who provided sonar images of the boat ramp so we would have a true picture of the effected area. Steven reported he posted 3 signs at TP stating, "Boat Ramp Damaged, Launch at your own Risk". Steven reviewed an incident where a member got their boat / trailer stuck on the boat ramp. It appears that they may have gone down the ramp past the affected

area. Steven, Ronnie D and Charlie will follow up and inspect the area further. It was suggested that markings be placed on the docks as a guide.

Charlie reported on the asphalt and boat ramp projects. Cathy & Charlie noted we received two proposals on the boat ramp that are drastically different. Big Timber Marine out of Ocean Springs came in at \$138,480 which scoped a re-build of the boat ramp, 50' x 43'. The other bid from Step Above, Pass Christian came in at \$31,500 for 22' wide x 70'-75' slab over and beyond the affected area. It was noted that both contractors are weeks, perhaps months out for scheduling. The Board discussed the two bids and felt that the bid from Step Above met and exceeded the needed repairs. A motion to award the bid to Step Above was made by Rebecca O'Dwyer, second by Martin Miller and approved by all. It was suggested that limestone be placed in the hole on the ramp as stop gap measure. The Board unanimously agreed and noted if after further inspection by Ronnie D, Steven and Cathy that the condition of the boat ramp was in disrepair where safety was a concern that the boat ramp would be closed until the contractor was able to fix the ramp.

The Board voted to put the asphalt project on hold until the boat ramp is repaired.

**Tennis Court** – No update

**City Update** - Rebecca noted that the City has been aggressively working on drainage repairs in the subdivision.

**Security** - Kim reported that it has been relatively quiet. The biggest complaint we have is folks speeding. Kim reviewed a specific incident of speeding that occurred on Royal Oak that was handled by law enforcement. POA Members alerted the POA of suspicious activity on home on their street. Further investigation found that a new tenant was moving in and clearing out items from the house. Kim also reported that the City has increased in police patrols in the subdivision.

**PCI** – The Italian Open is May 17<sup>th</sup>. IO Socials begin on March 12<sup>th</sup> and continue every Friday until the Open. PCI Held its stockholders meeting. Kenny Adkins is the new president. Nancy noted that last year the PO sponsored one of the IO socials where members of the board served and greeted participants. A motion to approve the sponsorship was made Nancy, second by Rebecca and approved by all.

### **Community Involvement**

Nancy reported that the POA & PCI will be teaming up for the Spring Clean-up, date on Saturday April 10<sup>th</sup> with rain dates of Sunday April 11 and possibly Saturday April 17<sup>th</sup>. Nancy noted that we are getting a limited number of "Let's Talk Trash" t-shirts for participants. She noted that MS. Power is donating water and safety vests and Harrison County Beautification is donating plastic bags. She also noted that while we wanted to have a collection site for hazardous waste, we were advised that we would have to have DEQ permits to transport hazardous materials. The board agreed to forgo the collection of hazardous waste. Nancy shared that while folks are cleaning up their yards the vacant lots and right of ways remain cluttered with trash. She asked each individual board member to participate in some fashion during the clean-up. She passed a signup sheet for participation and with t-shirt sizes. Nancy noted that we will have hot dogs and drinks under the club house after the event.

**OLD BUSINESS:**

**NEW BUSINESS:**

**TP Cottage Alternative** – Tabled, before leaving Martin noted he was procuring a second bid and would report on it next month.

**Hurricane Zeta** – Terie reported that we received an initial check for \$8,836 from the insurance company and have filed a subsequent claim on the security cameras.

**Tennis Courts** - Cathy noted that we approved the repairs to the tennis courts in January. We have subsequently requested a quote to place 16” fencing at a 45-degree angle to the top of the existing fence for \$10, 552. The additional fencing would not be stretched as tight as it would be on horizontal plane. The Board discussed other possibilities, perhaps pouring a slab adjacent to the tennis courts, and moving two of the basketball goals. Charlie will provide Martin with contractor’s names to pursue.

**Elections** - Ronnie Daniels noted that of the 6 potential members interested in running we’ve received bios from two members. Ronnie noted the deadline for members to add their names is April 14<sup>th</sup>. The committee and the office will reach out to the remaining individuals and any other possible candidates.

**POA Properties – Tabled**

There being no further business the meeting was adjourned at 7:08

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is scheduled for April 12, 2021 at 5:30 pm inside the PCIGC Banquet Room.