

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING – June 12, 2022**

The Annual meeting of the Timber Ridge Property Owner’s Association was held on June 12, 2022, at 1 pm inside the PCI Golf Club. The meeting was called to order by President Cathy E. Gill at 1:00 pm. In addition to the board 26 members were in attendance.

**Board Members** Present: Cathy E. Gill, President; Rebecca O’Dwyer, Vice-President, City Liaison, Ronnie Daniels, Treasurer; Matt Schultz, Grounds & Maintenance; and David Amoss, Member Liaison, Capital Improvements

Absent: Charlie Reymond, Treasure Point, Martin Miller, AR Liaison, Capital Improvements and A.J. Pace

**POA Staff** – Misty Dienes Office Staff; Terie Velardi, Office Manager & Steven Hammons, Handyman.

Cathy E. Gill welcomed TRPOA members and introduced the board and staff. Cathy asked members who have questions to fill out the questionnaire card, leave it with the staff and the questions will be addressed as we cover the specific areas the questions relate to. Cathy acknowledged that there are 4 positions; 3 three-year terms and 1- one-year term on the board that will be filled as a result of the recent elections that will be announced at the conclusion of the meeting.

Cathy noted that we are going to go out of order as our treasurer, Ronnie Daniels has to leave early to coach his son’s baseball team. Ronnie thanked the membership for their attendance. In reviewing the past year Ronnie noted that 2022 is looking great for the neighborhood. We’re doing very well financially. We managed to keep the annual dues the same 3 years running. Our yearly budget was \$375,000 and we came in under that at \$325,000. We oversaw a lot of capital improvements to the POA amenities noting we closely monitor our expenses and projects throughout the year. We rebuilt the boat launch which is one of our most popular amenities. There were a lot of questions about it during the process. We added new asphalt to the entrance area at TP and resurfaced the pool parking lot. There being no questions, Ronnie excused himself, again thanking the membership for their interest and participation in POA affairs.

Cathy reviewed the past year noting property sales in Timber Ridge are exceptional. We error on the conservative side when we budget for transfers. This past year we budgeted for 68 transfers and collected on 109 transfers or a 60% increase that generated \$27,000 allowing us to make capital and other improvements for our members. We sold one lot on Hackberry last June for \$52,000. The monies from the sales of all of the POA lots are not put into the general operating account but rather put into reserve funds for emergencies. Last year we were fortunate to spend only \$1,500 on hurricane preparations. In addition to the capital improvements identified by Ronnie we updated some our security cameras. We purchased a flatbed trailer to construct a smaller, more manageable restroom, storage facility at the Point. The existing cottage requires heavy equipment to move when storms are in the Gulf costing the POA upwards of \$3,000 to stage, move, return, and relevel it to the Point.

Last year we experienced several incidents at the basketball and tennis courts where individuals were jumping the fence to use the facility causing damage to the fencing, etc. The board deliberated on finding a solution. We decided to unlock the gate for a 3-month trial. During that time, we had zero incidents and subsequently have left it unlocked. As for security, we were fortunate not to have any major issues. Cathy noted that between the use of the cameras, utilizing off-duty Pass Police officers to patrol the subdivision at varied times and working closely with the police department. our

security operations are working well. Most issues are a result of 'crimes of opportunity'. Cathy reminded everyone to lock their vehicles. We have an ongoing project at the pool which opened on Easter weekend. We had holes drilled into the concrete to accommodate the umbrellas. As a result, the umbrellas are a bit too low for anyone walking by and not as secure as we need when the winds pick up. Cathy noted that we are having a staffing issue which appears to be nationwide. Fortunately, we can have the pool open without lifeguards as it is 'swim at your own risk'. Kids between the ages of 15-18 may utilize the pool without adult supervision but they cannot bring guests.

We held our community clean-up last November which was a huge success. We had several people donate services and materials this year. All Seasons sent two employees with a trailer to canvass the area and pick up the debris as it was collected and haul it off. With the PCI Diamonds we co-hosted the Halloween Trunk or Treat that was held under the clubhouse which was enjoyed by all ages. Our annual holiday decorating contest was a lot of fun this year. We added a category *The Magic of Disney* in recognition of Disney's 50<sup>th</sup> anniversary. We had a lot of fun riding around the community looking for decorated homes and signing up members as went along. The POA sponsored a Friday night dinner for PCI Italian Open garnering a lot of good will and interaction with the membership.

Cathy concluded by thanking all of those who participated in one fashion or another. Our work to do right by our members and plan to continue along the same path this year. She reminded everyone that the board is made up of volunteers so if you have any concerns, please be patient we will do our very best to find a resolution that meets the needs of the community. Cathy opened the floor for any questions.

Keith Russo, Royal Oak Dr. Commented on the large numbers of individuals using the tennis /basketball courts indicating that it is very clear that all of the individuals are not TR residents and asked if there was something else that could be done to curtail the use by non-residents. Perhaps signage and putting some security checks on it. Cathy reiterated the reasons for leaving it unlocked, as a result there hasn't been any real issues regarding the jumping of the fence, damaging the courts. Cathy also noted we continue to have surveillance on the area and that the PC Police have and will continue to monitor both the pool and courts. The board will certainly investigate it further.

Dale Barnes, Royal Oak introduced himself as being a retired physical security expert for the Air Force and Army designing security at different installations. He felt that our cameras are not being placed in the best locations stating he can enter the subdivision at many different locations and not be seen. He went on to say that there are too many in one location and not enough in other areas, such as Treasure Point having too many and major thorough fares not having enough. Cathy acknowledged Mr. Barnes and appreciated his concerns. She went onto explain that cameras are only placed on POA property where there is the infrastructure to support them. Cameras have been placed at the main entrances and other primary locations that do capture anyone entering or leaving the subdivision. Cathy explained that the utility of the cameras at the Point have been very useful in capturing incidents away from the entrance and supported by the cameras at the entrance. Mr. Barnes expressed his concerns on golfcarts on City streets, especially underage drivers. He lives two doors from stop signs and sees golf carts speeding through the stop sign daily. Cathy asked Mr. Barnes to contact the PC Police as the streets in TR are City owned, patrolled and maintained.

Kern Thomas, Royal Oak mentioned that he lives at the entrance to TR at Henderson and that the cameras do not do anything for the traffic going past the entrance. He indicated that there are serious issues with folks speeding on Royal Oak. Cathy explained that we do have a camera on POA property Royal near Pinewood.

Keith Russo, Royal Oak expressed his appreciation for the work the board does on security, it is a vital component of feeling safe. Cathy thanked him and assured the audience that security is of the utmost priority for the board.

Cathy introduced Alderman Victor Pickich. Victor addressed the concerns presented by the membership explaining that in order to drive a golf cart on City streets the cart has to be inspected and permitted by the City PD. The City guidelines were derived from State regulations. Victor went on to explain that the Rules of the road are the same for golfcarts as they are for any other motorized vehicle. The PD have been patrolling Royal Oak and have stopped & ticketed speeders. The primary culprits are from delivery services such as Amazon and Fed Ex. Victor explained that the rules are available on the City website. If anyone needs to have their cart inspected they can contact City Hall.

Election Results- Matt Schultz reported the results from the 2022-23 board elections. He reported we had a really good turn out for folks willing to run this year. Everyone on the committee pitched in to secure the slate. We had 9 individuals who ran which speaks volume for community involvement. We have 930 individuals representing 1135 lots. 650 members or 70% of the total number of members were in good standing and sent ballots. 170 members responded 208 lots or 26% of those receiving ballots were returned. This year we have 4 opening, 3 three-year terms and 1 one-year term. After counting the votes, the top three candidates receiving the most votes will serve three-year terms. They are Duane Glenn, Rebecca O'Dwyer and Meresa Morgan. The person receiving the next highest number of votes will serve the one-year term. That person is A. J. Pace. Matt thanked all those who ran for the board and those who took the time to cast their vote.

There being no other business the meeting was adjourned at 1:45 pm