

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES–July 11, 2022, Meeting**

PRESENT: Cathy Eagan Gill, Charlie Reymond, Matt Schultz, A.J. Pace, Rebecca O’Dwyer
David Amoss, Ronnie Daniels, Duane Glenn and Meresa Morgan

OTHERS: Steven Hammons and Terie Velardi– POA Staff.

Call to Order: President, Cathy E. Gill called the July 11, 2022, meeting to order at 5:35.

Minutes - The minutes from the May 9th, the annual meeting on June 12th and the special meeting to elect officers on June 20, 2022, meetings were reviewed and approved by general consent

Financials- Meresa reported on the May and June financials noting she reviewed both sets with Cathy prior to the meeting. We’re three months into the 2022-23 year and all looks good. Account receivables are going down as we collect more dues. Looking at the P & L vs the Budget we want to be sure we’re in line as we go along. Transfer fees are up; expenses in our security access area are greater than our budget and is due to repairs to the gate and the new system installed at TP. There is a negative in building maintenance because of pre-paid damages to the pool cottage. Cathy noted we recently made a final payment for the repairs. Overall, we are in line. The financials were approved by general consent.

Collections- Terie reviewed the collection report noting we budgeted for 1150 lots and are currently at 1135 lots due to the combining of lots by members who own adjacent lots. As of June, we have collected 80.3% of the current years dues which is in line with previous years. Previous years dues reflect \$1,930 which is carried out to their respective year. After three years we range between 90 – 94% which we use when we set the upcoming year’s dues. Last year we did exceptionally well in collecting previous years dues. We collected for May & June \$338.95 in finance charges and \$789 in convenience fees charges to members paying via credit or with debit cards. An additional \$50 was collected from NSF charges. 23 Transfers for May and 17 in June were collected. All are market value sales. 33 access cards were replaced or reactivated in May & June. \$350 was billed for covenant violations, none were waived and \$800 was collected.

COMMITTEE REPORTS:

Covenants - Cathy reviewed the covenant process reviewing the documents in the board packets. She explained the defined areas of responsibility on the new map have not changed, just the names of the responsible parties. On the backside of the map is a list of short-term rentals (STR) in the subdivision. Short-term rentals have a slightly different schedule as violations are immediate per issue and occurrence. The second sheet explains the covenant process. Cathy reviewed the typical or major violations. Cathy asked that everyone keep an eye on new construction sites, noting that some materials on the ground are expected but if they are strewn all over or if the dumpster is overflowing than take a picture and send it in. Cathy explained that pictures need to be taken every time a violation or resolution of the violation is reported. On the reverse side of the process is the policy the board worked on for several months and adopted in September 2019. Cathy went on to review the

covenant spreadsheet explaining the initials of the responsible individual are on the left, followed by the address, violation sequence, resolved and comments. Once a property is resolved we take it off the list. She asked everyone to review and follow-up on all of the properties listed on the spreadsheet. The Board continued to review the covenant violations. A property at the corner of Maple Way and Fernwood has a pile of tree limbs that have been there for some time. It appears that the limbs are on vacant property, but the owner had combined the two lots. It was explained that the property owner has been in touch regularly with the office in trying to get the tree limbs removed. They were in touch with Pelican Waste who picked up some of the limbs but not all. Board members asked if the limbs across the street were also from the same property owner. It is our understanding that adjacent neighbors had the tree limbs placed on the vacant lots across the street. It was noted that limbs and or trees cannot be placed on a vacant lot. In addition, trees or limbs taken down by a contractor have to be removed by the contractor. The board expressed safety concerns and directed the office to get into touch with all property owners to have the limbs & trees removed.

Member Comments –The board reviewed comments from members. Several requests were made for pool parties and use of the pavilion at TP. All were approved. A member on Ironwood called regarding the use of their neighbor’s home for short term rentals. The property owner feels that with the number of renters allowed and the frequency has diminished their quality of life. The office reviewed the STR POA policy and the City requirements and instructed the property owner to contact the City for any disturbances and the POA if POA regulations are being violated. The office contacted the property owner of the STR to review the parameters for STR in TR and the City.

Architectural Review –

The board reviewed open requests. A new member requested an eight-foot privacy fence which was denied by the ARC and board. The member was instructed that if they were to resubmit their request for a six-foot fence it would be passed along for approval. The member questioned the rejection noting their neighbor has an eight-foot fence. The office explained that the maximum height for both the City and Timber Ridge is six feet, and that the office would follow up with their neighbor.

Grounds & Maintenance –

Pool- Restoration 1 recently completed the repairs to the pool cottage. All of the contents that were placed in storage have been returned. Duane Glenn has made contact with each of the guards and is the contact point for the lifeguards if they should leave due to lightning. He will keep an eye out so if the weather clears, he will reopen the pool.

Treasure Point – Steven reported that a lightening strike had damaged the LED lighting at the pavilion and the underground wires to the card reader and to the cameras. He has been working with the security contractors to get the cameras and card readers back up. Steven was able to get the power restored to the pavilion; installed a new LED light at the pavilion and changed out two GFII receptacles at the fish cleaning station. Steven will replace the wiring after the hurricane season. He has doubled up on the grounding. It was suggested that we install a lightning rod or flagpole to the pavilion. Cathy asked that quotes on both be solicited. The board reviewed the condition of the existing cottage noting that repairs to the axles and undercarriage are necessary to ensure the cottage can be removed if a

storm is present in the gulf. The contractor who moves the cottage for us indicated there are concerns with tree limbs on the route.

Tennis/Basketball Court - Duane reported that the netting to the hoops are torn or missing.

Steven reported

that cloth netting lasts a week or so, chains last a bit longer. Members of the board indicated that nets are not necessary to play basketball.

City Update - Rebecca reported that the city hired a new City Planner, Derrick Duckworth who will begin July 23rd. As a result, the P& Z meeting for July has been moved until August 9th. She also reported that Gene Peralta will be serving as the code enforcement officer.

Security - Steven reported that he sent information and snapshots of an incident on Sweetbay to the PC Police. Steven reported that both network recorders stopped working. Fortunately, both were under warranty and subsequently replaced or fixed. A Spark-light technician trouble shot the modem at TP for the security cameras. Cathy reported that the City is strictly enforcing golfcart usage in the City especially when children are present. The office sent out an e-blast clarifying the rules for golfcarts. Cathy noted that appropriate seating is required for children; if a car seat or booster seat is required in an auto, then the same is required in golfcarts. Ronnie Daniels will follow up with the off-duty officers on their schedules and will be their new point of contact.

PCI - Cathy and Duane noted the course is looking its best in years.

Community Involvement - No Report.

OLD BUSINESS:

TP Cottage Alternative - The office put together a draft for the RFP for the cottage. Matt will review and adjust accordingly. Four contractors have been identified as having interest in bidding on the project.

There being no further business the meeting was adjourned at 6:35

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is the annual meeting on Monday August 8, 2022, at 5:30 pm inside the PCIGC Banquet Room.