

**TIMBER RIDGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES–September 12, 2022, Meeting**

- PRESENT:** Cathy Eagan Gill, Charlie Reymond, Matt Schultz, Rebecca O’Dwyer David Amoss, Meresa Morgan, Duane Glenn, Ronnie Daniels and AJ Pace
- OTHERS:** Steven Hammons, Misty Dienes and Terie Velardi– POA Staff.
- GUESTS:** Hyman Bartolo, 106 Sweetbay & business partner Gerald Myer
- Call to Order:** President, Cathy E. Gill called the September 12, 2022, meeting to order at 5:30.

Cathy introduced and welcomed Mr. Bartolo and Mr. Myer. Cathy explained to the board that Mr. Bartolo asked to speak to the board regarding the roof pitch of his proposed construction. Mr. Bartolo introduced his partner and thanked the board for the opportunity to meet with the board. As contractors that have built in several subdivisions with architectural requirements and understands and respects the need for such regulations. Mr. Bartolo’s initial submission was for a 6/12 roof pitch which was denied as the required roof pitch per POA covenant is 7/12. Mr. Bartolo resubmitted his request with the required 7/12 roof pitch and his plans were approved. Subsequently, Mr. Bartolo asked to meet with the board to discuss his need to have a 6/12 roof pitch. In addressing the board Mr. Bartolo explained that the contemporary design and fenestration of the project does not lend itself to the 7/12 requirement. He indicated that the roof of his house is 31 feet above grade and the difference in his request to the POA regulation is negotiable but makes a huge difference for the installation of the windows at the upper level. Mr. Bartolo and Mr. Myer left at 5:47pm. The board discussed the merits of the request noting concerns on setting a precedent. A motion to allow Mr. Bartolo’s request for the 6/12 roof pitch with the stipulation that it is for this project only. Furthermore, any future projects will require the 7/12 roof pitch requirement was made by Matt Schultz, seconded by Rebecca O’Dwyer and approved by all.

- Minutes -** The minutes from the August 8, 2022, meeting were reviewed and approved by general consent
- Financials-** Meresa reviewed the August financials noting there are no significant variations in any line item. Motion to approve the minutes was made by Rebecca O’Dwyer, second by Matt Schultz and approved by all.
- Collections-** Terie reviewed the collection report noting we collected an additional 3% of the current years’ dues during August, bringing our total to 86.6% for the year, which is in line with previous years. Collections for past years dues is at \$3,839 is the result of collecting on court actions taken by the POA. We collected for 12 transfers and 7 access cards. With respect to covenant violation assessments, we billed \$550 and waived 1.

**COMMITTEE REPORTS:**

- Covenants -** Misty reported last month 5 violations were resolved, one short term rental violation. Board members addressed specific cases. A request for a waiver for parking a boat on a non-driveway surface was denied.

**Member Comments** –The board reviewed comments from members. A member informed the POA that their car was in the shop being repaired and they would be using their box truck in the interim and it would be parked on the driveway in front of their home.

**Architectural Review –**

A member made a request for an addition to their home. AR requested that a permit from the City be obtained. The board indicated that while we inform members that they need to meet City requirements, requesting copies of the permit was not in the POA purview.

**Grounds & Maintenance –**

**Pool-** Steven noted that the bid to sandblast and paint the undercarriage of the cottage at the pool had been acquired, approved, and subsequently completed the first week in September. The board approved the salt cell replacement for one of the pool filters which was completed on August 19<sup>th</sup>. The pool contractor is in touch with the manufacturer of the pool ladder which is showing deterioration.

**Treasure Point –** Steven reported that our contractor for access operations replaced the motion sensor to the gate and repaired bad wiring to the access reader. Corvette Towing is in the process of replacing the axels on the cottage. Duane explained the process in coordinating the entries of the two access readers. The installation of the new system has allowed everyone access and requires the office to update the access eligibility on an individual basis. At a point in the near future, we will be sending an e-mail out to members explaining that the upgrading and conversion of the systems may record their cards as invalid and to contact the POA office if this should occur.

**Tennis/Basketball Court –** No-report

**City Update -** Rebecca reported that the city will be bringing loads of sand to Treasure Point.

**Security -** Steven reported that the camera focusing on the dock area has been upgraded.

**PCI –** Cathy reported upcoming events as being Trunk or Treat and Breakfast with Santa. The board approved a \$200 expenditure for barbecue for the Trunk or Treat event. Cathy also reported that the Holiday Home Decorating contest would be discussed at the October board meeting.

**Community Involvement –** No Report.

**OLD BUSINESS:**

**TP Cottage Alternative –** No report

There being no further business the meeting was adjourned at 6:50

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING –** The next BOD meeting is the annual meeting on Monday October 10, 2022, at 5:30 pm inside the PCIGC Banquet Room.