

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MINUTES–November 13, 2023, Meeting**

**PRESENT:** Cathy Eagan Gill, Meresa Morgan, Matt Schultz, Charlie Reymond, Duane Glenn, Steve Rayes, Ronnie Daniels and Rebecca O'Dwyer.

**ABSENT:** Justin Jones

**OTHERS:** Steven Hammons and Terie Velardi – POA Staff

**MINUTES:** The minutes from the October 9, 2023, meeting were reviewed with a motion to approve by Rebecca O'Dwyer, second by Charlie Reymond and were approved by consent.

**FINANCIALS:** Meresa reviewed the October financials with the board noting we're again in a good cash position and are slightly over our budget. We budgeted \$10,500 for transfer fees and are currently at \$19,500. We are nearing the end of hurricane season and hopefully we will not need the \$12,000 budgeted for storm repairs. We created an additional line item for grounds & maintenance miscellaneous repairs and maintenance for the entrance project. Cathy reported that we rolled over the CD that matured at the beginning of the month to a 11-month CD at 5.4%.

**Collections-** Terie reviewed the collection report noting that this year compared to last year we collected 89.5% for the year 2023 and we are at 92.6% this year. We collected \$156 in finance charges, \$54 in convenience fees. We collected 10 transfers; all were fair market sales, bringing our monthly average to 11. We collected fees for 4 reactivation or replacement access cards. \$200 was billed in covenant assessments, none waived and collected \$100.

**COMMITTEE REPORTS:**

**Covenants -** In Misty's absence Terie noted that the covenants report has not been completed and will be sent out to everyone within the next week. It was also noted the Misty has been working closely with our covenant compliance officer, who has been diligent in reporting compliance concerns. Matt asked that the board receive the covenants report prior to the monthly board meetings. Terie acknowledged Martt's request and asked the board for a little patience as the process and coordination between the office and the covenants compliance officer is ongoing. Often a compliance concern will be sent in just prior to the board meeting, however we will work towards sending out the monthly report prior to the monthly board meeting.

**Member Comments** –The board reviewed comments from members noting that several of the comments are response to the covenant letters that were sent out. A member reported that items from under their house were taken one evening. The owner did not file a police report. The office strongly recommended that they do. Rebecca noted that the city was aware of the situation, that an individual was around the area and video's from private homeowners were turned into the police department. It was also noted that the suspect had taken items from other homes in the area. The police have identified the suspect. Another property owner called to complain about dogs being unattended, running free and barking as individuals walked by. The office asked the homeowner to contact animal control. An e-mail was sent to the property owner where the dogs were reported as running free. Subsequently the homeowner called the office and remedied the situation. Just prior to the meeting a property owner called to ask how long someone has to finish renovation projects. The board discussed the situation and noted that other than properties with extenuating conditions they are not aware of any time frame constraints. The board asked if there were any covenant issues that the POA can address immediately. The office will pass on the concerns to the covenants compliance officer.

Another member has asked the board to reach out to them about undesirable conditions to a neighboring property. The board has previously discussed the specific concerns and reiterated that concerns that are not addressed in our covenants have to be addressed with the city.

**Architectural Review** – The board reviewed AR cases. The plans for the home on Orange were rejected by AR and the board, the owner resubmitted preliminary plans and asked if cantilevered portions of the raised home also need to meet the side-yard setbacks. The question was passed on to the AR committee and replied that it is the same as having the HVAC platforms be compliant with the setbacks.

The property owner on Holly Point acknowledged the board’s decision regarding the location of the privacy fence needing to be in line or behind the front sill and submitted new drawings reflecting the conditions set forth by the covenants.

3 sets of plans for new construction for single family residences were reviewed during the month. Two had been approved by AR and the board and one is ongoing. It was noted that the city is enforcing the need to have an 8’ apron at the street for gravel drives.

**Grounds & Maintenance** – Steven reported that MS Power has replaced light poles in the median at TR Blvd.

**Playground Equipment** - Steven reported that the replacement steps for both sets of playground equipment have been installed.

**Pool- SAC** Duane noted that the pool is officially closed, and the red light has been turned on. Duane reported that the access system is working well. He discussed the seasonal hours for the pool noting that at the end of October the weather was gorgeous and wondered if the board would consider leaving the pool open through the end of November. Duane made the motion to keep the pool open through the end of November, Rebecca seconded the motion. Discussion followed with the motion amended to include “weather pending”. Duane reminded everyone that we have the ability to close the pool at any time. Cathy called for a vote. The vote was taken and passed 8-0 to extend the swim season “weather pending” through the end of November.

**Treasure Point** – Charlie reported that the repairs to the pier at TP were completed.

**Tennis/Basketball Court** –No Report.

**City Update** - **No report**

**Security** - Other than what was discussed under member comments there have not been any issues. Remote access for cameras, etc. Duane reported that we signed contracts for 3 years with Sparklight for 9 locations including the three we already have, the 3 existing have wi-fi and the others are for the cameras. Utilizing Sparklight allows us to have remote access for viewing. Signing a 3-year contract along with purchasing our own modems will save the POA money overall. One camera has been installed at TP. Luxicom has ordered a new LP reader to test at one of the entrances so we can run a test on our existing cameras and hopefully make a decision by the end of the month to move forward on all of the locations. Sparklight has already installed service at 3 of the camera locations. We have scheduled training for the end of the week.

**PCI** – Cathy reported Breakfast with Santa is Saturday December 9. PCI will be hosting their Christmas party on Saturday, December 16. This coming year PCI will be celebrating 50 years hosting the Italian Open.

**Community Involvement** – Meresa reported that the Halloween Trunk or Treat event went very well. We had a great turn-out! David Orosco had a double trailer for the hayride and made two trips through the subdivision. Hot chocolate was a big hit as was the chili made by Ronnie Daniels.

Ronnie has agreed to chair the Holiday Boat parade on Friday December 15<sup>th</sup>. We will have a party at TP with hotdogs, etc. and encouraging folks to decorate their golfcarts. Santa will make an appearance.

Meresa reported that this is the 6<sup>th</sup> year we are hosting the Holiday Home Decorating Contest.

**Entrance Condition-** Meresa reported the improvements to the entrances are almost completed. The Christmas decorations will be put up just after Thanksgiving. Terie reported that we have received numerous compliments on the entrances. Meresa noted that she will follow up with the sign company on a new sign at the end of TR Blvd that directs folks to the golf club and the POA office.

**OLD/ BUSINESS:**

Capital Improvements: The board approved the clearing of the 3 POA lots on Fairway. It was noted that Matt, Steven and Charlie met with our contractor on the condition of the bulkhead at TP. Subsequently we received a bid for repairs to the bulkhead at TP. The board discussed the lifespan of the bulkhead in its current condition. The board believes we have at least 3 years before we will need to act, which fits in with our 3-5 year plan. It was reported that in the past we repaired the 1400+/- linear feet of bulkhead in phases and will more than likely do the same as needed. Meresa noted that once we finalize our 3-5 year plan that each year we put money aside for projects of this magnitude.

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

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is the annual meeting on Monday, December 11, 2023, at 5:30 pm inside the PCIGC Banquet Room.