

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–December 11, 2023, Meeting**

PRESENT: Cathy Eagan Gill, Matt Schultz, Charlie Reymond, Steve Rayes, Ronnie Daniels and Rebecca O'Dwyer. Meresa Morgan via phone conference

ABSENT: Duane Glenn – proxy to Steve Rayes, Justin Jones

OTHERS: Steven Hammons, Misty Dienes (5:45pm) and Terie Velardi – POA Staff

MINUTES: The minutes from the November 13, 2023, meeting were reviewed with a motion to approve by Ronnie Daniels, second by Matt Schultz and were approved by consent.

FINANCIALS: Meresa reviewed the November financials with the board noting we're in line and slightly ahead of our budget. Financials were approved by consent.

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 92.7% this year. We collected \$57 in finance charges, \$17.50 in convenience fees. We collected 8 transfers; all were fair market sales, bringing our monthly average to 10.5. We collected fees for 2 reactivation or replacement access cards. \$450 was billed in covenant assessments, \$100 waived and collected \$200.

COMMITTEE REPORTS:

Covenants - Misty reviewed the covenants list with the board noting the highlighted addresses are resolved. A thank you for complying letter is sent that indicates future violation of the same nature carry an immediate \$100 assessment. Members asked questions on specific properties relative to property maintenance.

Member Comments – Misty noted that there was one request for a party at Treasure Point.

Architectural Review – Terie reported that there is nothing outstanding for November. A developer requested a side yard variance on a set of plans that had been previously reviewed and approved on Fernwood. The reason for the variance request is to protect the integrity of some live oaks. The contractor indicated that they are in the process of requesting a variance from the city to the side yard parking regulation. AR and the board rejected the side yard variance request noting that the lot will accommodate a repositioning of the improvements without a side yard variance. The contractor indicated they will not change the location and footprint of the structure that was previously approved and asked that they be allowed to drive the pilings and begin the framing of the improvements while waiting for the city to meet and address their request for front-load parking. The board approved and asked that the office to communicate with the contractor that they are allowed to proceed prior to the city reviewing their variance request. It was noted that typically the city will not grant a building permit when there is a pending variance request.

Grounds & Maintenance – Steven reported that he with Meresa's assistance, hung the new Christmas decorations on the entrances.

Pool- SAC No Report

Treasure Point – Charlie reported that the point is looking good. There are no outstanding repairs needed.

Tennis/Basketball Court –No Report.

City Update -

No Report

Security -

Cathy asked Ronnie to communicate with our security service on holiday coverage approving extra patrols during the holiday schedule. The board asked the office when sending an e-blast to remind folks about porch pirates and security concerns.

Remote access for cameras, etc. Steve Rayes reported that he spoke to the Loxicom agent and asked about the status of the equipment Loxicom indicated they would supply for testing. The agent indicated that the equipment was not available and has not followed through nor has he responded to our attempts to reach him. Steve mentioned that he and Duane felt that with the service or their lack of by Loxicom we will be exploring other alternatives. Steve mentioned that the funds we laid out for wireless service to the camera locations is needed no matter how we proceed.

PCI -

Cathy reported 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 -

Ronnie indicated that no one with boats signed up for the Holiday Boat parade on Friday December 15th. He mentioned that he received a lot of interest from folks with golf-carts. The board agreed to simply focus on the golfcart parade. 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 we have 22 entries in 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.

NEW BUSINESS:

City Christmas party – Cathy reported that every year PCI & the POA provide either gift certificates or food to the City for their employee party. The board approved 4 - \$25.00 gift cards from Walmart.

There being no further business the meeting was adjourned at 6:05pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is the annual meeting on Monday, January 8, 2024, at 5:30 pm inside the PCIGC Banquet Room.