

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES-May 13, 2024, Meeting

PRESENT: Charlie Reymond, Rebecca O'Dwyer, Ronnie Daniels, Meresa Morgan, Steve Rayes, Duane Glenn Matt Schultz(5:40pm), and Justin Jones.

ABSENT: Cathy Eagan Gill, Ronnie Daniels proxy to Charlie,

OTHERS: Steven Hammons and Terie Velardi – POA Staff

The May 13, 2024, Timber Ridge board of Directors meeting was called to order by Secretary, Rebecca O'Dwyer at 5:30

MINUTES: The minutes from the April 8, 2024, meeting were reviewed with a motion to approve by Meresa Morgan, second by Charlie Reymond and were approved by consent.

FINANCIALS: Tabled. Meresa noted that we are in the process of closing out last year's financials and are also working on the May financials. Meresa noted she has reviewed the April financials and sent the changes to the accountant. We will have the year end closed out prior to the annual meeting. Once we receive the adjusted reports, we will send them out to everyone for review and approval.

Collections- Terie reviewed the collection report noting that we collected 55% of the 2024-25 annual dues in March & April. The number of lots we billed for is 1,118. This has been adjusted for lots that have been combined and or retrieved from sale of lots that had been taken off the tax rolls. We collected \$870 for the previous year; 2023-24 bringing that total to 95%. Terie noted that it used to take us 2-4 years to reach 95% for a specific year. We collected \$59 in finance charges and \$453 in convenience fees associated with payments made via credit or debit cards. We had 6 transfers in April. 4 were FMV and 2 were tax patent sales. We collected for 6 access cards. Nothing was billed, collected or waived in collections.

COMMITTEE REPORTS:

Covenants - Tabled.

Member Comments – The board reviewed member comments. Meresa indicated that the travel trailer on Palmwood has been moved. Terie reviewed the scenario and noted that there was another issue at the same property where the son owns a Pitbull that has gotten out and neighbors are uncomfortable walking outside. We explained to the members that they need to file a police report. We had another member make a few suggestions; one was to communicate with the part-time residents to dress up their lots and have trash cans brought in be a certain time. They encouraged the board to dress up the landscaping at the entrances. Move away from generic landscaping and focus more on a coastal/tropical theme at the especially at Treasure Point. Other members commented on the chain link fence that has been placed at a construction site at the end of Ridgewood. The board reviewed the pictures and identified it as being temporary to contain the site for security while construction is ongoing.

Architectural Review – A member has asked to have their request for a fence installed in front of their front sill reconsidered. The original request was denied as it does not meet the covenants. The board maintains the same position. Plans for a SFR on Royal Oak were approved.

Grounds & Maintenance – Steven reported that Lightening Quick Signs installed the new POA / PCI sign at the TR Blvd & Royal Oak location. Meresa noted that it is time to change the color at the entrances as the existing plants were suited for the winter temperatures.

Hackberry Lots - Matt asked what the status on a one time clearing of the new growth on the Hackberry lots. Steven has been in touch with our lawn maintenance contractor and is waiting to hear back. The board reviewed the two bids on leveling and filling the lots. A motion to accept the bid from DC York was made by Steve Rayes, second by Justin and approved by all.

Pool- SAC Steven reported that ASP repaired a water leak at the water fill valve. In addition, they changed out the sand in the north pool pump. It was also reported that the new trees around the pool were being planted today. Gator bags are being utilized to assist with the watering of the trees.

Duane reported that the pool is open and is being used a lot. The lifeguards will start Memorial Day weekend. With respect to a splash pad, Duane asked PC Yacht club about theirs and learned it cost approximately \$25,000.

Treasure Point - Steven reported that he assisted Matt in constructing 3 new benches at Treasure Point.

Tennis/Basketball Court -No Report.

City Update - Rebecca reported that Alderman Pickich noted that the city is patching smaller holes on the streets in the subdivision, \$19,000 has been approved for work on Baywood.

Security - No issues were reported.

PCI - No Report

Community Involvement - Meresa reported that the clean-up went well. Neon green t-shirts, gloves, bags and trash grabbers were handed out to those who assisted. PC Code officer, Mr. Dauphin and his wife assisted in our community clean-up. Meresa thanked Charlie for having his guys available to pick up the bags of trash as they were left on the side of the streets by the volunteers.

OLD BUSINESS:

Security camera upgrade - Duane summarized the process as crawl, walk run. We are at the walking stage with 95% of the installation has been completed. We received training and have some tweaking to do on a few of the cameras regarding night vision clarity. One camera at the tennis court has stopped recording. All is good!

Board Elections - 2024-25 Board elections – The board hosted a meet the candidate forum prior to today's meeting where all but one candidate showed up to offer their vision of TR and how they felt they could contribute to the POA's success. Terie reported that ballots have been sent out to all members in good standing. As members pay, a ballot is sent or given to them. They are due by 1:00pm on Friday, June 7. The winners are announced at the annual meeting, June 9, 2024. The new board will meet to elect officers and assign roles.

There being no further business the meeting was adjourned at 6:40pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING - The next BOD meeting is the annual meeting on Sunday, June 9, 2024, at 1:00 pm inside the PCIGC Banquet Room.