

**TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MINUTES–August 12, 2024, Meeting**

**PRESENT:** Meresa Morgan, Charlie Reymond, Rebecca O'Dwyer, Ronnie Daniels, Steve Rayes, Duane Glenn, Matt Schultz, and Ginger Flowers

**ABSENT:** Justin Jones, proxy to Duane Glenn

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

The August 12, 2024, Timber Ridge board of Directors meeting was called to order by President Meresa Morgan at 5:30.

**GUESTS:** ***Glynn Illich, Southern Paradise Homes, LLC.*** Meresa welcomed Mr. Illich and invited him to address the board. Mr. Illich thanked the board for allowing him the time to address the board and to thank them for their ongoing help on construction, covenant matters. He showed them a map of the subdivision indicating the 20+ properties he currently owns noting he plans to purchase more. He shared with the board that he has worked with CenterPoint over the years, and they are installing the infrastructure for gas lines in the subdivision due to his development of property in TR. Mr. Illich went on to ask the board for their input and suggestion on future development in the subdivision.

He noted that in order to survive in every business you have to change with the times. He noted that in the 80's and 90's new construction of SFR was bigger is better; 3,000 square feet, formal dining rooms, big yards, etc. Lifestyles changed and between 2000 and 2020 he and other contractors on the coast received requests for moderate-sized homes which resulted in the construction of smaller homes. It's happening again, where he is receiving many requests for even smaller homes ranging in the 1,000 to 1,100 sq foot homes.

His request of the board is on a case-by-case basis on streets like Beechwood, Sycamore and Greenwood where there are few to no homes built on these streets within the last 60 years, the board consider a variance to construct smaller homes at 1,100 sq feet, of the same quality to the ones, he is already building. He noted that a request of this nature is just like when he requests a variance to the setbacks for stairs, etc. Mr. Illich noted that he has a proven history of revitalizing areas along the coast. His plan will enhance the subdivision.

The board discussed many of the elements outlined by Mr. Illich including the accessibility to gas infrastructure throughout all of TR. One member noted that what drew them to TR is the variety of styles. They noted that while So. Paradise builds quality homes, the height regulations dictate homes being built today are raised. They expressed a concern about the size homes being proposed lend themselves to being cookie cutter in style. Mr. Illich acknowledged the concern and noted he did not mind if a proposed plan is similar to one nearby that he adjusts elements like the size of the porch. He went on to say he has no problem and can mix the styles up. Another board member indicated that it would depend on the location and the size of the lots. They went on to say that it would not be appropriate to place a 1,000 sq ft home next to or in the near vicinity of a 3,000 sq ft home.

Mr. Illich expressed his gratitude to the board for their time and consideration. He offered his assistance to issues or questions that relate to Center Points infrastructure development. Mr. Illich left at 5:45 pm. The board briefly discussed the pros and cons and tabled further discussion until the September board meeting.

***Matt Blackmon, ASP-Gulfport*** Meresa welcomed Mr. Blackmon and noted that ASP (Americas Swimming Pools) is our current contractor for pool maintenance and repairs. He is here to discuss his recent proposal for repairs and possible future development at the pool. The Board and Mr. Blackmon discussed the individual items listed in the estimate focusing first on the needed repairs. Mr. Blackmon noted that a leak detection test has been completed and noted that the repairs to the waterline tile and plaster renovation would resolve the issue. The board asked questions about the process and the proposed materials. Duane Glenn asked if renovating the plaster would eliminate the current issues with the

black algae. Acknowledging it would Mr. Blackmon explained that the plaster material he quoted is quartz-based aggregate component as opposed to marcite. He noted that marcite plaster is cheaper but will not hold up as long as the quartz plaster. He explained that the black algae have rooted itself into the existing plaster which does happen over time. You will never get rid of it until you chip it away. It can be controlled, but due to the leaks identified the water chemistry is constantly being diluted. The life span of the quartz plaster is 12-15 years. He went on to describe the process as chipping away the current plaster all of the way down to the concrete and reapplying new plaster ½ to 1" thickness. After that keeping the black algae at bay is a matter of water chemistry.

The board then reviewed the quote for the coping and deck renovations. The current coping is the red ceramic brick, and the decking is concrete, both of which are very hot to walk on. Neither are causing the leaks but are more cosmetic and environmentally cooler. It was noted that some of the current coping is breaking lose.

Steven mentioned that over the past year he noticed the black algae being much more noticeable and the 12 – 15-year life span fits our timeframe when the pool was last replastered. In 2009-2010 the pool was completely renovated with new concrete, plaster and cool decking. Over the years the cool decking blistered and chipped away and the POA attempted to repair it. However, it continued to chip away and for safety reasons the cool decking was removed. Mr. Blackmon noted that from his experience that chipping/blistering may have been because the cool decking material was put on too soon, that the concrete had not completely cured.

Duane asked about the warranty on the proposed spray cool decking. Mr. Blackmon indicated that ASP has a 1-year warranty, and that it should be resealed every 5+/- years. The high traffic areas will obviously show wear first. Charlie asked if the quote for the cool decking included the area under the breezeway. Mr. Blackmon acknowledged that it did. Duane asked if the coping material that was quoted is cooler than what is there and is it possible to spray the cool decking to the edge. Mr. Blackmon said that they could cantilever the decking material at the edge.

The board asked about the timeframe to complete the project. Mr. Blackmon indicated that it would be a minimum of 2 weeks to complete the entire project. The minimum nighttime temperatures needed are 50 degrees.

The board discussed the wants which include a splash pad adjacent to the pool. They discussed the location and to incorporate the existing pavilion for shade and the addition of fencing. Ingress egress would occur through the existing gate for the pool. Consideration of the current infrastructure of the utility, plumbing and sewer lines was discussed. Charlie offered that 2", 3" or 4" conduit could be used to accommodate the existing infrastructure. Matt agreed that the conduits would be useful down the road as well.

Meresa thanked Mr. Blackmon for his time and said the board would discuss further and get back to him. Mr. Blackmon left at 6:20.

The board continued their discussion and decided that the priority is the repairs to the pool and due to the scope of the work and expense additional quotes are necessary.

**MINUTES:**

The minutes from the June 9, and July 8, 2024, meeting were reviewed with a motion to approve by Rebecca O'dwyer, second by Ronnie Daniels and were approved by consent.

**FINANCIALS:**

In Justin's absence Meresa reviewed the July financials noting we are in line with our budget. A motion to approve July financials was made by Rebecca O'Dwyer , second by Ginger Flowers and approved by all.

**Collections-**

Terie reviewed the collection report noting that we collected 82.5% of the 2024-25 annual dues. We collected \$1,120 for the previous year; 2023-24 bringing that total to 96%. We collected \$247 in finance charges and \$160 in convenience fees associated with payments made via credit or debit cards. We had 9 transfers in July. We collected fees for 7 access

cards respectively. \$350 was billed in July for covenant violations. \$150 was collected and \$200 was waived in July.

## **COMMITTEE REPORTS:**

### **Covenants -**

Reports were sent to all board members and the board reviewed covenant violations. It was noted that a cargo trailer will periodically park at the end of Woodglen Way near Fernwood. We were able to identify the owners as renters on Fernwood. The property owner was contacted and they resolved the issue immediately.

**Member Comments** – The board reviewed member comments. Several comments were made relative to the alligators near Hackberry, Pinewood and Youngswood. Members thanked the board for their attention and willingness to address their concerns. MS Wildlife and Fisheries captured 2 alligators and relocated them.

**Architectural Review** – The board reviewed their interest and intent to minimize the added expense for surveys for requests other than SFR construction such as fences. Recent events have dictated that a survey, and/or an aerial photograph will be required to accurately depict the exact placement of fences and other amenities.

### **Grounds & Maintenance –**

**Hackberry Lots -** Matt will report back on the progress.

### **Pool**

Steven reported that in the event of hurricane and a required evacuation he identified a towing company that has the capability of moving the cottage at the pool. The cost to just remove it is \$5,000. plus, mileage. The cost to remove and return it is \$8,500 plus mileage. This does not include the preparation to get it ready for removal or restaging it once it's returned.

**Treasure Point –** No Report.

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

**City Update -** No Report

**Security -** No issues were reported.

**PCI –** No Report

**Community Involvement – No report**

## **OLD BUSINESS:**

**Pool Cottage/Other:** Charlie reached out to the same company we purchased the trailer bed for the TP cottage. He noted the cost of a 20-foot trailer is \$7,247 and a 24-foot is \$7,633. The board continued discussion relative to the need to have two bathrooms and what size office space is needed for the security equipment and the breakroom/safe space for the lifeguards. Matt will continue to refine the scope of work to solicit bids.

## **NEW BUSINESS:**

**Community Software:** Meresa noted that we reviewed two community software programs. Duane and Meresa identified the many attributes of the programs. Initially we were thinking that we would not incorporate the financial aspect, however it makes more sense to move in that direction. Meresa noted that the one we would like to move forward with works with QuickBooks, has a month-to-month agreement for \$195/month. Ongoing training is included. A motion to approve the new software and process was made by Rebecca O'Dwyer, second by Matt Schultz and approved by all present.

There being no further business the meeting was adjourned at 7:10pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

**NEXT MEETING** – The next BOD meeting is the annual meeting on September 9, 2024, at 5:30 pm inside the PCIGC Banquet Room.