

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES–November 10, 2025, Meeting

PRESENT: Meresa Morgan, Duane Glenn, Charlie Reymond, Matt Schultz , Ginger Flowers and Billy Perez.

ABSENT: Ronnie Daniels, Steve Rayes, proxy to Charlie Reymond, Justin Jones, proxy to Duane Glenn.

OTHERS: Steven Hammons, Pathina Lang and Terie Velardi – POA Staff

President Meresa Morgan called the meeting to order at 5:30 PM and acknowledged that proxies from absent members had been assigned to those attending. She proceeded to welcome Mr. Harris.

GUESTS: David Harris 153 Ridgewood. Mr. Harris is building a new home on Ridgewood. Meresa acknowledged that there has been communication from the ARC regarding the front stairs encroaching into the front 30' setback requirement. Mr. Harris noted that his neighbor's lot to the south is bigger than his, both lots are relatively small. Mr. Harris's lot is 76' from the road to his bulkhead, it is on the cul de sac and dips in on the north side. My back deck/porch is directly over his bulkhead and there is no way to move it back further as requested by the ARC. It is supported by a cantilever beam because pilings can't be used as they would go into the water. The area between the bulkhead and boat house is marsh and a pier connects the two. He noted that the stairs are very much a part of the design. The house is 30' from the street. The stairs come out transverse to the sides and to the front. His neighbor to the south received front yard variance and he is asking for the same consideration. Meresa thanked Mr. Harris and told him the board would discuss his request and would get back to him. Mr. Harris left at 5:40.

The board discussed the project and that ARC sent something in today noting if the board approved a variance letters from adjacent owners would be in order. The board reviewed and discussed the front yard setback requirements. Duane Glenn made a motion to approve the front yard variance pending letters of approval from the adjacent neighbors. Matt Schultz second the motion. The motion carried and was approved by all members present and by proxy.

MINUTES: The minutes for October 13, 2025, were reviewed and accepted. A motion to accept was made by Billy Perez, second by Duane Glenn and approved by all present and by proxy.

FINANCIALS: Meresa noted that the financials had been sent to everyone and reported that the October financials are in line with our budge vs actual. We have \$724,000 in our accounts. The major expenses relate to the purchase of 100 Timber Ridge Blvd, clearing and site improvements. A motion to approve the September financials was made by Ronnie Daniels, second by Billy Perez and approved by all.

Collections- In reviewing the collections report, it was observed that we have collected 87% of this year's dues, which is an improvement from 85% collected last year, though slightly below the 93% collected two years ago. In October, we collected \$121 in finance charges and \$49 in convenience fees. There was only one transfer this in

October, the lowest number recorded since we began tracking transfers. Our average number of monthly transfers is 6.1. Additionally, two access cards were either reactivated or replaced. We billed \$200 for covenant violation assessments, did not waive any assessments, and collected a total of \$950 in this category.

COMMITTEE REPORTS:

Covenants - The board conducted a review of the new covenant reports, examining inspections and a summary of violations displayed on a large screen. Twenty-two properties were reviewed noting that a large majority of them relate to recreational vehicles being parked in front of the front sill and or any vehicle parked on the grass.

Member Comments – Pathina reviewed the board’s communications and found that out of twelve comments, seven are closed and five are open. One property at the corner of Royal and Poinsettia Loop is a cross-over for architectural review. A message was left on the office phone questioning the location of the front stairs. The contractor submitted plans with the front stairs encroaching into the front setback. The plans were denied, the contractor submitted a revision showing the stairs going back under the house as noted on the picture on the sign in front of the property. These plans were approved. The office reached out to the project manager and the contractor to communicate the unapproved front stairs. The office was instructed to communicate with the owner and builder that If we do not see any changes soon, while we would rather not place a stop work order on the project but will if necessary. Another property owner on Forest has asked the POA to assist them with the trees from their neighbor’s lot encroaching onto theirs. The neighbor’s lot has never been improved and based on the covenants they are not required to. After Katrina, the POA had asked all members to clear fallen trees and debris from their lots. Lots that were not required to be maintained were allowed to let them go back to their natural state. The office informed the member they have every right to address the overgrowth onto their lot and referred them to the city for confirmation. The member indicated that if he were to clear the lot he would push it back onto the neighbor’s lot. The board indicated that he should move the debris to the street. The board reiterated that the POA covenants do not require a member to maintain a lot if it is in the natural state, that the POA does not get involved with neighbor to neighbor concerns.

Architectural Review – The board reviewed AR requests during the meeting. Pathina noted that there are currently three open AR requests, all related to new construction projects. The first, at 153 Ridgewood, David Harris, was previously discussed earlier in the meeting. The second request at 120 Poplar Point, Donna Cooper inquired about the maximum allowable building height; the office referred her to the city building department for clarification. The third request, concerning 213 Hackberry, is still under review by the ARC. Pathina also noted she followed up with the property owners on Palmwood. They noted they did not have anything to submit but would when they are ready.

Grounds & Maintenance:

Matt noted that the G& M contractor who maintains the Hackberry lots is weed eating all the way down the side on the Henderson side but not the Hackberry side. The board asked Steven to follow up.

Steven will plan on putting Christmas lighting up the day after Thanksgiving. The board approved the use of one of the POA lifeguards who lives in the subdivision to assist.

Pool - Closes at the end of November.

Treasure Point – No report

Tennis/Basketball Court Pickleball lines. Billy will follow up with the contractors on repainting the lines. Duane noted that it requires special paint and special tape.

City Update - The building department reported that they are actively addressing issues at the house on Forest for life safety and maintenance concerns. Alderman Federeico reported that the “Do Not Enter/Wrong Way” sign at the Henderson St. entrance has been replaced. The other street signs are on order. The street sweeper is still non-operational.

Security - No Report.

PCI – Ginger reported that PCI will be hosting their Breakfast with Santa on December 13th. The POA will supply candy canes for the event. She also noted that PCI is planning a Friendsgiving.

Community Involvement – Ginger reported on the clean-up and Halloween Trunk or Treat events.

The clean-up was a success. Many members came out to assist. The city was to go through TR with the street sweeper following the clean-up, but the sweeper is still non-operational. The board discussed the positive impact on the curbs that were cleaned during the clean-up.

The board discussed keeping the Halloween Trunk or Treat event at the pool noting it was very successful with well over 100 participants. The board discussed possible ways to improve the event.

OLD BUSINESS:

100 TR Blvd. Matt asked about the maintenance of the lot. The board discussed the standing contract the POA has with their G&M contractors noting that the individual POA lots are handled by one contractor and the entrances another. The contractor for the project and the entrances is one in the same. The board asked Steven and the office to obtain quotes from both contractors to maintain the lot for at least through April to include the clearing and maintenance of the open culvert.

Portable Speed Limit Sign - Terie reported that Police Chief Freeman acknowledged that the police department is interested in adding an additional portable speed limit sign in TR under the same conditions as in 2018. The board approved the purchase of the sign allocating \$3,500 for the sign. The office will draft the letter to the City outlining the parameters.

Front Load Parking – The board reviewed the city's proposal to grant authority for adopting architectural oversight regarding front-load parking and driveway standards. The city provided more information about the city's requirements and clarifies what the building department is recommending. The board suggested a workshop to review and make recommendations. Duane, Charlie and Billy will get together to discuss.

NEW BUSINESS:

DMR -boat house distance from property line. Ronnie joined the discussion via phone, reviewing DMR, and the Corps of Engineer requirements. Ronnie will follow up with the City on their requirements.

There being no further business, the meeting was adjourned at 7:45pm.

Board Minutes respectively submitted by Terie Velardi, POA Staff.

NEXT MEETING – The next BOD meeting is December 8, 2025, at 5:30 pm inside the PCIGC Banquet Room