

TIMBER RIDGE PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MINUTES–May 11, 2026, Meeting

PRESENT: Meresa Morgan, Charlie Reymond, Matt Schultz, Ginger Flowers, Steve Rayes, Justin Jones and Billy Perez.

ABSENT: Duane Glenn proxy to Charlie Reymond, Ronnie Daniels

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

GUESTS: James Brown – Gulf States Construction, Palmwood Lot - 17
P.C. Fire Chief Dia'mond Woodman, Alderman Federico

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.

Meresa welcomed Mr. Brown and summarized the POA's previous position regarding the front setback for Lot 17. She noted that, last fall, the Board determined that the required 30-foot front setback would remain in effect.

Mr. Brown explained that he recently submitted revised plans for Lot 17 on behalf of a client, requesting approval of a 20-foot front setback. He stated that the new design is smaller than the original submission and was developed in response to the unique challenges presented by the lot, including erosion along the water's edge and the lot's location on a curve. He noted that, under the current design, there would be approximately eight feet between the proposed home and the bulkhead.

Mr. Brown further explained that alternative designs, including a wider home, were considered but ultimately rejected because they were not consistent with the architectural character of the surrounding homes or the intent of the POA's covenants.

Meresa opened the floor for questions. Board members discussed the proposed home's size, porch configuration, architectural design and the possibility of reclaiming land lost to erosion. After all questions were addressed, Meresa thanked Mr. Brown for his presentation and advised that the Board would consider the request and provide a decision in the next day or two. Mr. Brown thanked Meresa and the Board for their time and consideration.

MINUTES: The minutes for April 20, 2026, were reviewed and accepted. A motion to accept was made by Matt Schultz, seconded by Ginger Flowers and approved by all present and by proxy.

FINANCIALS: Meresa reviewed the February financial statements and noted that the March financials, which also serve as the year-end reports, are currently under review by the accountant. She then asked if there were any comments or questions. Hearing none, the February financials were approved by consent.

Meresa and Terie also reviewed the approved budget and made adjustments based on the actual number of billable lots. These adjustments reflect the reduction in billable lots resulting from members mitigating their

Collections-

Terie reported that most of the March collections were for dues for the upcoming 2026–27 year. Of the 469 payments received, 304 were processed online. The fees associated with these transactions are essentially a pass-through expense, as the processing charges are passed on to the customer.

We finished the year having collected 91% of the current year's dues. Collection of prior years' dues remained consistent with the collection trends for current-year dues, representing approximately 6% less than prior years.

We had 5 property transfers in March, bringing the yearly total to 65. This was just short of the budgeted 68 transfers, or approximately \$17,000 in projected revenue, and significantly lower than prior years.

Seven access cards were reactivated or replaced during this reporting cycle.

COMMITTEE REPORTS:**Covenants -**

The board reviewed covenant reports, specifically the 8 violations that remain open. Of the 8 violations, six were first "friendly reminder" notices, with one second notice and one third notice issued. The violations varied between parking/vehicle storage issues and property maintenance concerns involving both lots and structures. Overall, members continue to be very responsive to requests from the POA to become compliant.

As we move further into the spring season, grass and weeds are actively growing, and vacant lots that have previously been cleared or otherwise improved will need continued attention.

The board also commented on several concerns and requested that the committee continue monitoring them closely. It was noted that Realtor signs have been placed at the entrances to Timber Ridge. No signs other than POA and PCI signs are permitted at the entrances. In addition, a marine contractor has been parking on the front lawn of a property on Pinewood, and contractors have been placing signs throughout the subdivision. Another marine contractor currently has signs posted on three consecutive properties where work has been ongoing for several months.

The office contacted the property owners to explain that contractor signs may remain on a lot only while active work is being performed. Once the work is completed, the signs must be removed.

Member Comments – Pathina reviewed board communications and noted that thirteen members contacted the office for various reasons. Of the thirteen inquiries, ten have been resolved. The three remaining open matters relate either to covenant clarification requests or concerns that fall under city jurisdiction.

Among the resolved matters, it was noted that Aldermen Pickich and Federico were instrumental in assisting property owners regarding open burning concerns.

Although the POA has a specific covenant prohibiting open burning, the City Fire Chief's office issued a burn permit for the property in question. When asked whether the fire department could simply refrain from issuing burn permits within Timber Ridge, the Fire Chief indicated that if a property owner meets the required criteria, his office is obligated to issue the permit. The fire department does not enforce POA covenants.

The office spoke with the property owners, who had already cleared their lot and were preparing to begin burning debris. After understanding the POA's position, the owners agreed to explore alternative methods of debris disposal, although they noted that doing so would be more costly, which they had hoped to avoid. Alderman Pickich subsequently stepped in and facilitated the removal of the debris from the cleared lot.

Architectural Review – The board reviewed ten different projects during the reporting period. Six applications have been completed and approved by both the ARC and the board. The four remaining open applications include new residential construction, a fence installation, a boat lift, and an addition to a front porch. The ARC also questioned the most recent submission of a project that had previously been denied because the application did not comply with the POA setback requirements. Although the latest submission was presented as a new application, the proposed setbacks still did not meet compliance standards. Matt noted that until revised plans are submitted reflecting the corrected and allowable setbacks, there is no basis for further review.

Grounds & Maintenance -

Matt asked about the trash container located at 100 Timber Ridge Boulevard. Steven reported that the container belongs to the former debris contractor, Waste Management, and that the company has no interest in retrieving it. However, Waste Management indicated that if the container were filled and transported to their facility, they would accept it. Steven will follow up on the matter.

Duane reported on a new potential provider to assist with the community card key access system. He explained that while the current DoorKing software remains adequate, the existing card readers are obsolete. Duane noted that he and Steven have been researching replacement options for several months and believe the proposal currently under consideration is the most reasonable and best suited to the community's needs. In addition to new readers, the system transition will require new access cards and/or fobs.

The board discussed the advantages and disadvantages of cards versus fobs, as well as the possibility of using both. After discussion, the board agreed to proceed using cards only. Duane reviewed the number of cards currently issued compared to the number actively used, noting that approximately two-thirds of issued cards had been used within the past 12 months. He further explained that the current and new systems can operate simultaneously and recommended exchanging cards on an as-needed basis until the end of pool season, at which time a full transition to the new system would occur.

The board agreed that replacing the card reader system was essential. Discussion followed regarding the process for exchanging old cards for new cards and the number of cards allowed per property.

A motion was made by Matt Schultz and seconded by Ginger Flowers to accept the proposed bid for the purchase of three new card readers at \$750 each and 1,000 cards at a cost of \$500 per 100 cards. The motion further established that card exchanges would be handled on a one-for-one basis. The maximum number of cards permitted will be two per residence. Members who only own vacant property will be eligible for two cards. Replacement cards will remain \$30 per card. New members will receive one card and may purchase a second card for \$30. The motion passed unanimously.

Pool -

Steven reported that additional sand and straw were added around the pool area. He also painted the gable ends of the pool breezeway to match the color of the new cottage. The slab area where the old cottage had been removed has been painted to match the existing slab, providing a more uniform appearance. A temporary restroom

was utilized until completion of the new cottage. Steven further reported that he is compiling a punch list for the new cottage to review with the contractor and Matt.

Duane and Terie reported a nationwide shortage of lifeguards and noted that the availability of individuals obtaining certification has been limited. In order to improve coverage and address staffing gaps at the pool this summer, Duane discussed the use of pool attendants in addition to certified lifeguards. These attendants would not be certified lifeguards but would assist when lifeguards are not on duty.

The board discussed potential liability concerns and requested that the office contact the association's insurance agent to determine how liability coverage would be affected by this arrangement. Additionally, the board determined that all pool attendants must be certified in CPR. Terie will follow up on these matters and report back to the board.

Treasure Point – No report

Tennis/Basketball Court No report

City Update - Alderman Federico dropped off the attached report of city updates as they relate to Timber Ridge.

Security - Ronnie discussed the "No Wake" zones for all waterways within Timber Ridge. He noted that several boats have been traveling at speeds higher than what is considered acceptable in the area. While DMR will stop and issue warnings to individuals, their enforcement carries significantly more weight once local municipalities formally designate specific waterways as "No Wake Zones."

Ronnie has requested that the City adopt a resolution classifying all waterways within Timber Ridge as No Wake Zones. Once this designation is in place, he will coordinate with DMR to begin enforcement efforts.

Ronnie also indicated that, while activity has been relatively quiet, the POA continues to work closely with the City when incidents or suspicious activity arise. Matt added that members who allow their dogs to run off leash at TP and subsequently fail to pick up after them should be notified of the City leash law and reminded of their responsibility to clean up after their pets.

PCI –

Ginger reported that the Italian Open social event hosted by the POA on Friday, April 10th, was well attended. Duane and Lisa Glenn were present in support of the POA. PCI served 47 meals, and the POA provided dessert. Participants expressed their appreciation and were very thankful for the event.

Community Involvement - Terie reported that the Pool Party was very well received. Those in attendance enjoyed a variety of activities, including a visit from the Easter Bunny who handed out Easter candy, along with a balloon artist, face painting, crafts, and games. Lauren Rayes and Lisa Glenn assisted with serving food, including hotdogs, chips, drinks, and other refreshments.

OLD BUSINESS:

Pool Cottage Matt indicated that cottage is almost completed, noting that he will walk through with the contractor for a final inspection.

NEW BUSINESS:

Board Elections- Meresa reported that we have four openings: three 3-year terms and one – 1 year term. The ballots and bios will be sent to all members in good standing during the 2nd week in May. The ballots will be counted on Friday, June 12th and announced at the annual meeting on Sunday June 14th.

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 May 11, 2026, at 5:30 pm inside PCIGC.