

TIMBERLANE PROPERTY OWNERS' ASSOCIATION, INC.
Board Meeting Minutes of January 8, 2018

The Timberlane Property Owners' Association Board of Directors meeting was called to order by Ron Dinsmore at 7:04 PM at, Clermont Arts & Recreation Center 3700 S Hwy 27 Clermont, FL 34711. A quorum was established with the following Board members present: Ron Dinsmore – President, Bob Simontacchi – Vice President. Lee Stolar – Treasurer/Secretary was absent. Gina Holbrook, CMCA, AMS was present from Premier Association Management. Six owners were present.

The notice for the meeting was posted in accordance to the Florida Statutes. Several homeowners were in attendance.

Review and Approve Minutes:

1. The minutes of the November 13, 2017 Board of Directors Meeting minutes were reviewed. Upon discussion Bob Simontacchi made a motion to approve the minutes as presented and Ron Dinsmore seconded. Motion carried unanimously.

Treasurer's Report:

1. Board was provided with the November 30, 2017 & December 31, 2017. Bob Simontacchi reviewed financials provided.
2. Board requested that on the balance sheet that line items 3011 – Spent from Landscaping and line item 3081 – Spent from Contingency by reflected in line items 3010 and 3080.
3. Board requested that all funds received from the Capital Contribution paid since approved by the amendment be placed into a new line item on the balance sheet under Capital Improvement Project. All future funds received from closings for the Capital Contribution are to be placed into this new reserve account.
4. Upon review of the owners with outstanding balances Board agreed association is in great shape and only a few owners are delinquent, but are communicating with association to resolve their accounts.

Management Report:

1. The Management Report for November/December 2017 was presented to the Board.
2. CC&R's report was presented. Board agreed to review any violations that may need to be sent to the attorney for enforcement at their March meeting.

ARB:

1. One pending application. Ron advised the ARB had just met and there was one approval.

President's Report:

1. Storm Drains – Ron Dinsmore would like to get a better idea of what the association is responsible for vs. the County. There was ensuing conversation regarding the cleaning out of the drainage between the ponds as being the responsibility of the association.

2. Street Lights – Board would like to add additional street lights as funds become available.

Unfinished Business:

1. Ron will send management the current collection policy to be reviewed with Board at next meeting to see if any updates need to be made.

New Business:

2018 Meeting schedule was confirmed as follows:

1/8/18, 3/5/18, 5/14/18, 6/11/18 (Annual), 7/9/18, 9/10/18 (Budget), 10/09/18,
11/13/17.

Open Floor for Homeowners:

General inquiries from owners were addressed by Board and/or Management.

The next Board of Directors Meeting will be scheduled for Monday March 5, 2018 at the Clermont Arts & Recreation.

There being no further business to be brought before the Board, Bob Simontacchi motioned to adjourn the meeting at 7:57 PM and Ron Dinsmore seconded the motion which carried unanimously.

Prepared by management for:

~~Lee Stolar~~, Secretary


Signature

Date