

TIMBERLANE PROPERTY OWNERS' ASSOCIATION, INC.
Board Meeting Minutes of March 5, 2018

The Timberlane Property Owners' Association Board of Directors meeting was called to order by Ron Dinsmore at 7:00 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 and Tamela Machino, CMCA, AMS, PCAM was present from Premier Association Management. 20 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 January 18, 2018 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 January 31, 2018. Bob Simontacchi reviewed financials provided.
2. Board requested that on owners with outstanding balances any accounts reflecting \$15.00 or less be written off the books.

Management Report:

1. The Management Report for January/February 2018 was presented to the Board.
2. CC&R's report was presented. Motion was made by Ron Dinsmore to send Case A & B to the John DiMasi for enforcement procedures. Bob Simontacchi 2nd the motion. Motion carries.

ARB:

1. One pending application. Ron Dinsmore made motion to officially approve the Propane Tanks as submitted. Bob Simontacchi 2nd the motion. Motion carries.
2. Ron Dinsmore also presented to Management the approved Mailbox Criteria including photos and selections made available at Home Depot or Lowes.

President's Report:

1. Hearing Committee – Ron Dinsmore discussed there has not been an interest in volunteers for the hearing committee.
2. CC&R changes – Ron discussed the 2012 changes that included no RV's and Boats. Management is currently addressing the outstanding violations.
3. Capital Resale-The Board discussed that they recently agreed to including a capital resale fee of \$600.00.

Unfinished Business:

1. The Board requested that Management get a quote from a maintenance company to put up the Christmas decoration that they currently have in storage.

New Business:

2018 Meeting schedule was confirmed as follows:

1/8/18, 3/5/18, 5/14/18, 6/11/18 (Annual), 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 May 14, 2018 at the Clermont Arts & Recreation.

There being no further business to be brought before the Board, Ron Dinsmore motioned to adjourn the meeting at 8:05 PM and Bob Simontacchi seconded the motion which carried unanimously.

Prepared by management for:

Lee Stolar, Secretary



Signature

5/14/18

Date

APPROVED