

Timberlane Property Owners Association  
2011 Budget Meeting of the Board of Directors  
April 11, 2011

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Opening of the ARB meeting:

Wayne Frankson, Anne Penso and Ron Dinsmore are in attendance.

Wayne calls the meeting to order at 7:03PM -

First application: 11933 SM Application for Pool installation and screen enclosure. Wayne motions for approval, Anne seconds

13030 Colonnade Cir. Application for fence installation Wayne motions for the approval, Anne seconds

12601 Colonnade Cir for an irrigation well Wayne motions for approval, Anne seconds

12917 Colonnade Cir for a well irrigation well Wayne motions for approval, Anne seconds

11537 Arbor Gate well for irrigation - Wayne motions for approval, Anne seconds.

13031 Colonnade Cir. Numbers on the driveway Wayne motions for disapproval, Anne seconds, disapproved.

12917 Colonnade Cir. Zoyzia sod installation Wayne motions for approval, Anne seconds

13012 Colonnade Cir - Zoyzia sod installation Wayne motions, Anne seconds for approval

With no more applications to consider the meeting is adjourned at 7:11PM

Call to Order: Ron calls the meeting to order at 7:12PM at the meeting room at the Holiday Inn

Certification of Quorum: Bob Simontacchi, President, is delayed, Ron Dinsmore Secretary, Larry Picconi, Treasurer.

Bridgette Ross LCAM representing Management

Proof of Notice: Notice was posted at the entrances to the Community

Old Business:

Approval of Previous Minutes from the March 2011 Larry motions for approval Ron seconds and without objection so moved.

Financial Report/Reserve Funds - Larry reports that as of 3/31 - \$52,583.64 in operating and \$45,707.29 in reserves. Larry reports that monthly expenses are in line with the budget. Larry next reviews the collections status report. Bill McCallen asks about the structure of the payment plan concerning the \$25 charge. Larry reviews each outstanding account on the A/R Ledger row by row.

Ron motioning to send seven accounts intent to lien notice for collections.

SECO lighting update: Bridgette notes a new contact for landscape and irrigation; Top Notch irrigation. Bill notes that he has a contractor that could also provide a quote for the service. Ron reports that he received a quote from Smithwell for some work that was not bid out for time and materials.

Ron motions to pay the invoice from SECO for the lighting project and Larry seconds without objections so moved.

Discussion follows on the amendatory document and proxy forms to be walked

Violation report is discussed and reviewed

Ron motions for approval for mowing the sod at two lots as noted on the violation log.

#### Committee Report

ARB: Wayne reports that the meeting was held and minutes are included in this meeting. Discussion regarding a spreadsheet for keeping up with ARB action. Ron asks if the update will be provided on the website. Larry reports that he is completing it and will post it along with monthly updates.

ARB guidelines review: Wayne reports that the committee had reviewed and rejected the document. Ron asks that they use the Bent tree document to modify the guidelines.

Bridgette reports that the form was reviewed and condensed to one sheet.

Neighborhood watch: Larry reports a kid from Lake Ridge HOA cuts through on a dirt bike and a pickup truck (green Chevy) driving between logs 69 and 70.

Mike complains of an unknown auto parking near his home late in the evening hours and then leaving late. Larry notes that he should contact Lake Co. to report the suspicious activity.

Landscape Update: Larry reports that he has received some quotes for landscape irrigation for the front (900 ft + 600 ft). Landscape creations: new controllers \$1300 in equipment and new plant material is extra. Larry is now getting quotes for only irrigation. Southlake irrigation: 3 zones \$2800 for equipment and bubblers. Bob Cardinal: two zones \$3400 +

Frank Polly Sod: \$2450. Thus the lowest bid received is from Landscape Creations, Larry recommends accepting the proposal from Landscape Creations. Discussion follows on the type of irrigation to use, bubblers, and drip lines vs. spray-heads.

Landscape Creations: Plant proposal: Azaleas (3gal) \$7/ea + Indian Hawthorn (3gal) \$7/ea (wants to install 180). Larry also checked if purchased in bulk a discount could be obtained. Total \$3,300.

Larry motions to approve the landscape creation proposal for irrigation and to wait a month for the additional plants.

Larry reports that he has received information on the backflow preventor installed on some of the Banyan homes that have been found to be incorrect. Larry notes that he is waiting for Lake Utilities to respond as to the type of device required. He is trying to get bulk pricing discount for backflow preventor inspections for homeowners. The D.C. preventors have cleared the City and now they must clear the Lake Utility service. Bill explains the meeting held with Bob Cardinal Irrigation regarding the backflow matter. Larry reports that Minneola also has D.C. backflows but have an ordinance to change them out once they require replacement from D.C. to R.P.Z. Larry is investigating further.

Electronic Permission forms: Larry notes that he can send out emails to owners for updates in the Community and reminds residents to complete a form. Ron also requests that any walkers to the Community sending out info or getting signatures on proxy/ballot forms should also send the electronic permission forms submitted.

New Business: 11622 Arbor Gate fence disapproval is requesting further review and consideration by the Board for a new installation to encircle the pool and equipment. Discussion follows. Larry recommends considering a like home and similar installation within limits not to exceed a percentage of encroachment along the side of the home within the same measurement. Ron objects. Discussion follows. Bob suggests a 9% requirement. Larry addresses the Board on the items that could be installed along the side of the home and to shield all of the equipment. Ann adds that consideration on a case by case basis is necessary to be reviewed. Larry explains why the fence rule is in place - per the documents of the Association. Ann notes the prior Developer process of authorizing the fences. Larry motions to approve, Ron seconds and so approved.

Open Forum: Door to door solicitors- Kristy Teliga complains that every other day someone knocks on the door for solicitation. Discussion follows. Discussion on placing a no-soliciting sign at the entrance. Larry motions and Bob approves.

Discussion on trailer parking in the community on a short term basis while he assists his wife with maternity matters from May 17, 18 and 19th. Discussion follows, board approves the temporary allowance of parking.

Homeowner addresses the Board on receiving a very high water bills, and requests that the Community send a notice to the utility service to complain. Discussion follows.

Adjournment: With no further business to conduct, meeting is adjourned 9:12 PM