

# Timberlane Property Owners Association, Inc.

August 6<sup>th</sup> 2012 regular meeting of the Board of Directors  
Holiday Inn Express, Clermont, FL



APPROVED

10/8/12

CTO: Ron calls the meeting to order at 7:00PM

Approval of previous minutes: Ron motions to approve Bob seconds and so moved.

Amendatory Action Ballot: Ron reports that the supplemental capital contribution is passed and the other two items are close and additional help is needed to complete. Bridgette reports that

Financial Report: Lee reports cash based income and expenses for the Association. Lee reviews the G/L line items as on his prepared report to the membership. Lee next reviews the Bank Account detail (Balance Sheet) Lee notes that an additional \$110 has also been gained in interest on the Reserves and the funds will need to be allocated by the Board.

Lee next reviews collection items on his prepared report. Lee reviews bankruptcy items and foreclosure items. Next reviewed are fees for administrative, legal, late and nsf. Lee reviews the unpaid fees report. Lee motions to waive the .09 cent final interest balance on 11739 IH, Bob seconds

Larry questions if the Association will have enough funds to make it through the year. Discussion follows. Lee assures him that funds are available to cover pending deficit amounts and also reserve funding is strong.

Ron motions to accept the financials Bob seconds so moved.

Manager report: Lee asks if the balance is accrual – and Bridgette conf. Also asks if page two in the Management fee allocation \$1816.00, and also question on the legality of Reserve Fund allocation on the tax return. Bridgette notes that she will email the questions to the CPA and cc Lee on the message.

Ron asks Bridgette to check Lot 46 ballot on the tally sheet as he thinks an update was sent.

Email minutes within five business days.

Discussion on 11714 IH request for a payment plan. Ron requests on behalf of the Board for consideration of the hardship presented by the owner and allowing normal collection processes with management to resume.

Ron requests inspection on the 15<sup>th</sup> to review by the 17<sup>th</sup> – would request ability to coordinate check signing.

Territto – invoice for electrical work for ground lighting in reserves- also to quote photo-cell installation possibility.

Discussion follows.

Lee- on YTD expenses: UBR filing inquiry (not reimbursed back to Bridgette) Sunbiz needs to be updated; Bridgette will take care of updating the listing.

Landscape maintenance contract on the lot mowing of vacant properties and listing in writing of the front and rear portions and the expenses to each area.



Retention Pond – Fred notes that the pond areas are not being mowed fully, specifically the pond at the hill on Colonnade, the berm separating the two neighborhoods along the back of Colonnade – Ron notes that the ponds are mowed every two weeks.

Fred suggests that the ponds get seeded.

Lee asks if communication items either verbal or via letter be listed and reported on the violation log- as pending if necessary to inform the Board of observations and expectations of items for cure.

Ron motions to accept the manager report, Bob seconds and without objections so moved.

Communications: Ron reports that the website has been re-vamped, having minutes, ARB and other community reports. Ron asks for persons to visit the site and review the new material. Larry notes that the website is missing the minutes from 2012...Ron notes that the Board just approved them. Larry then notes that Dept. Wolf has a link to the crime report website for detailed information on the Lake Co. crime tracking information. Ron notes that he also gets reports from Gary Boarders on sexual offenders in the area.

Maintenance: Bob reports that the retention ponds are engineered structures with turf growing along the edge to prevent erosion. Bob notes that the sod must be maintained along the edge to maintain the integrity of the structures – a proposal for sod has been obtained for \$3375 from Landscape Creations to maintain the pond edges. Discussion follows. Fred asks if the silt socks had been removed from the drains. Ron notes that yes, he removed them from the drain. Bob motions to approve the \$3375 proposal for the additional sod along the edge of the retention ponds from Landscape Creations Lee seconds and without objections so moved to be funded from the reserve funds.

Next meetings 10/8/12 and 11/5/12 to schedule budget meetings and get the budget passed. (Provides time for mailing notice to Owners).

Ron reports that he would also like to have a meeting with Karen for the members. Ron also reports that he plans to work with the Board to revisit the reserve funding of specific items with consideration of useful life spans of the items and review preventative maintenance installations (lightening rods) to protect equipment from lightening damage.

ARB: Lee asks if a homeowner is delinquent if they can be denied from ARB approval. Discussion follows.

Ron reports on new Lake County standards for water to not exceed twenty thousand gallons per household. Discussion follows on the impact to the Association and the conflicts with the requirements to maintain.

Open Forum: Social/Welcome committee is not active at this time. Discussion on concerns for homes in transition and disrepair.

Larry inquires as to the process of the Covenant Enforcement Committee and location for hearings to be held in coordination with the regular meeting of the Board. Discussion follows.

Motion to adjourn: Ron motions to adjourn at 8:35 Lee seconds without objections so moved.