

# Timberlane Property Owners Association, Inc.

November 4th 2012 regular budget meeting of the Board of Directors  
Holiday Inn Express, Clermont, FL

CTO: Ron calls the meeting to order at 7:32PM

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

## New Business:

2013 Budget Approval: Ron addresses the membership and notes that he has an amendment to the draft budget to insert a line item for storage and appropriate the funds from the front entry sod line item; Ron explains. Ron estimates \$660 in storage each year.

Ron calls for comments on the budget. No comments are made. Ron motions for the approval of the 2013 budget, Lee seconds, no objections so moved.

Larry asks if the front entry lights could be switched to a photocell. Ron calls for a motion to approve the solicitation of bids from three vendors for the installation of two gfi outlets on the 4ft. lights and photocells on the front entry.

## Financial Report:

Lee reports – he has limited expenses for the month as the bank statement is not yet available, however normal expenses of landscape, meeting expense (through 2013) and monthly management fees.

Note that the October 2012 bank statements are not reconciled.

Bob motions to accept the financials Ron seconds so moved.

Manager report: Ron request special inspection of Arbor Gate dr as home has garbage that has not been disposed of properly.

Bob motions to instruct Karen's office not to accept or engage in any further payment plans for outstanding 2012 assessments, Ron seconds without objection so moved.

## Committee Reports:

CEC: Fred reports that Larry visited 11725 RR and spoke with the tenant regarding outstanding violations on the property for landscape maintenance and ARB (concrete and steel posts). Larry explains his interaction with the tenant as unpleasant and Larry notes that he did not intend to interact with the tenant but expected the Owner to answer the door. Fred notes that several homeowners from the previous month's actions have taken measures to actively improve the sod on their lots.

Communications/Web: Bridgette asks on the implementation of the suggested webpage for CCR information and forms. Larry notes that he can assist with the project and will converse with the website planner on how best to implement.

Maintenance: Front entry sod new proposal received from Frank Polly sod and Ron notes that five more contractors were given to Bridgette to solicit for bids. Discussion follows.

Social/Welcome: No report

Community Impact: Ron notes that he and Larry continue to get reports from Det. Wolf for updating the website. Larry also notes that crimereports.com have updates on recent crime activity. Ron notes that sexual predators can also be tracked.

ARB: Written report emailed to the Board by Wayne.

Open Forum:

Tabled matter from 10/12 on 11518 Arbor Gate fence application to the ARB that was denied. Ron notes that the Board has viewed and agrees that a variance is not appropriate for this situation. Ron recommends applying again once the Owner is ready to install a pool.

Homeowner addresses Board with concern for making left hand turns when exiting the Community across the solid yellow line – which apparently is a traffic violation. Discussion follows.

Larry will reset the lighting clocks for the time change – and solicit bids for the photocell installation.

Discussion follows on holiday decoration installation and the need for some replacements.

Next meeting 12/ /12 at the Holiday Inn Express

Motion to adjourn: Ron motions to adjourn at 8:53; Bob seconds without objections so moved.