

# Timberlane Property Owners Association, Inc.

October 8th 2012 regular meeting of the Board of Directors  
Holiday Inn Express, Clermont, FL

CTO: Ron calls the meeting to order at 7:49PM



APPROVED

NOV 05 2012

Ron announces that he does not object to the visits from Owners, however unannounced visits without prior calls are disruptive to his family and inconsiderate and requests that visits be planned.

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

Amendatory Action Ballot: Ron inquires on the Capital Contribution and Bridgette notes that the resolution was prepared by Legal for the Board to sign and Management will notarize and record along with the proper Ballots cast.

New Business:

2013 Budget Planning: Lee reports that the Assessment will not change. Adjustments to the budget are noted by reviewing all of the General Ledger items. Lee notes that a front entry re-sod project is planned noting that bids are in excess of the place-marker of \$8878.20. Lee explains that the addition funds for the project can come from the unassigned contingency (Emergency) funds. Ron explains the proposed landscape sod project at the front entrance. Discussion follows. Notation is made that additional expenses will be fertilization and pest control for the turf-grass. Discussion held on current landscape vendor maintenance contract.

Bridgette will get additional vendor for sod from Larry for additional bid solicitation since the third bidder (Top Notch) has not responded to the RFP. Larry addresses the Board with discussion on monitoring adjacent subdivision and drainage issues that may become a concern. Homeowner asks what action will be taken to ensure the turf will not return to being infested with weeds or pests. Discussion follows regarding the planned maintenance of the area. Homeowner asks if Bahia turf was considered and discussion follows as to the rationale behind the scope of work used to obtain bids. Ron notes that the bid process is being conducted at this time for budgeting – the actual project is not to commence until 2013. Fred also comments on the special mowing techniques required for mowing Zoysia turf. Discussion follows. Lee continues on with the G/L items line-by-line identifying expenses and anticipated savings or increases where deemed appropriate and reviews the reserve contribution line items noting that all retention ponds have been combined. Total expenses are noted to total \$61,200. Larry reminds the Board about reviewing the retention ponds needing analysis in 2013 for maintenance and functionality. Ron acknowledges that it will be recorded in the minutes. Discussion follows on the drainage system. Lee motions to accept the budget, Ron seconds and without objections so moved.

Financial Report: Lee reports on the Income/Expense report through Sept 2012 noting actual income received and expenditures that affect actual cash flow of the Association (note to request advanced invoicing for the website's monthly fee to be paid with actual monthly expenses). Sod installation – Frank notes that could also use see to fortify the effort. Lee continues to review line items accounting for all expenses. Lee reviews the balance statement with account balances for all the



accounts held by the Association noting \$39,128.66 in Operating and \$42,435.62 in Reserve (savings funds). Lee next reviews Accounts Receivable line items. Lee recaps line items on amounts owed by Lot Owners in finality noting that a total collection amount of \$23,543.31 is due payable – Lee also mentions that the Capital Contribution amendment once filed will assist in funding the operating budget of the Association.

Bob motions to accept the financials Ron seconds so moved.

Manager report:

Ron motions to accept the Timberlane POA fines as proposed by the CCR Committee; Bob seconds and without objections so moved. In detail: Landscape violations \$25 per day, Mailbox violations \$25 per day; Boat and Trailer violations \$100 per day; Vehicle violations (general) \$25 per day. \$25 fines are on a per Day 40 days max. \$100 fines are on a per-Day 10 Days Max in accordance with statute not to exceed \$1000 per occurrence. Ron motions for approval of the insertion of the form with changes as directed by the Board.

Discussion follows regarding the CCR Hearing Proceeding method and goals. Open discussion follows regarding covenant enforcement items within the Community.

Bob motions to approve KWPA recommendation to file suit on 11747 IH Ron seconds and without objections so move.

Open Forum:

Homeowner concern is presented to the Board regarding watering restrictions for Lake County threatening homeowners. Larry addresses the Board and also advises consulting the St. Johns Water Management District regarding pending actions. Lee adds that he would like to see the press getting involved with bringing light on the threats made to homeowners. Discussion follows. Homeowner is concerned that the water restriction will cause the turf to suffer and become damaged.

11518 Arbor Gate Dr.: Homeowner is requesting a Board Variance for installing a 9ft fence on the property that was denied by the ARB in recent application. Board agrees to add the request to the November agenda for review.

Homeowner on corner of Arbor Gate discusses his plans to install landscape hedging and fencing along his property and to shield his well from public view. The owner is notified to apply to the Architectural Review Committee.

Next meeting 11/5/12 at the Holiday Inn Express

Motion to adjourn: Ron motions to adjourn at 9: 15 Lee seconds without objections so moved.