

Board of Directors Meeting Minutes
July 8, 2013
Holiday Inn Express, Hwy 27, Clermont, FL

Call to Order:

Ron Dinsmore called the meeting to order at 7:03pm

Quorum:

A Quorum of the Board was established with the presence of, Ron Dinsmore, Bob Simontacchi and Lee Stolar. Greg Buehler, Association Manager was also in attendance. Approximately 20 residents were present as well.

Proof of Notice:

Meeting signs were posted in accordance with Florida Statutes.

Approval of prior meeting minutes:

A Motion was made by Bob Simontacchi to approve the June 10, 2013 BOD Meeting Minutes as presented. The Motion was seconded by Lee Stolar and carried unanimously.

Old Business:

- **Management Company Transition Status** – Greg Buehler review the status of the transition from Orlando Equity to Leland Management
 - Financials - will be available by the 15th of the month
 - Covenant Enforcement – The first inspection will be done/ started on Wednesday of this week. The data will start based on the last inspection done by Orlando Equity.
 - Collections – Our billing and assessment department is updating the collection information for each of the accounts – Should be completed by the July 15th

New Business:

- **Treasurer's Report:**
Lee Stolar reported the key financial information for the month ending 5/31/2013 since June 2013 financials were not yet available which included discussion on:
 - Sod replacement funding
 - Delinquency review
 - Funding for payment of front entrance enhancements
 - Reserves

A Motion was made by Bob Simontacchi to approve the Treasurer's Report as given. The Motion was seconded by Ron Dinsmore and carried unanimously.

- **Manager's Report**
The manager's report was given above in the Management Transition Status
- **Committee Reports**
 - **CEC Updates** – No Report
 - **Communications** – After discussion allowing residents being able to submit ARB applications on line from (TimberlanePOA.com) **Bob**

- **Simontacchi made a Motion to use a certification statement and email address as a digital signature on ARB applications from the website. Ron Dinsmore seconded the Motion and the Motion passed unanimously.**
- **Maintenance** - Ron Dinsmore discussed the landscape enhancements for the front entrance island and informed those present that it was delayed because the landscaper had not been paid as a result of the transition but he has now been paid in full so they will proceed with the project. In addition to the new shrubs (including Indian Hawthorne) there will be annuals on both ends and some along the side for color. There was also discussion regarding the weeds that grow between the curb apron and the asphalt road surface and having the association pay for the spraying of the weeds or having the individual home owners be responsible.
- **Lighting Project** - Bob Simontacchi reported that there are 5 areas that are not well lit and that a meeting with SECO has been scheduled for next week to determine the cost and feasibility to have street lights installed in those areas.
- **ARB - No Report**

Open Forum:

Several residents voiced concern over the yard debris and trash bags in front of 13107 Colonnade Circle. The residents noted that the not only did it smell, they have noticed rodents coming from the pile debris. Greg Buehler said that he would report it to Code Enforcement for immediate action. There was also some discussion regarding power outages as a result of an auto accident.

Next Meeting: September 9, 2013

With no further business before the Board, **Ron Dinsmore made a Motion to adjourn the meeting. The Motion was seconded by Bob Simontacchi and carried unanimously.**

Respectfully Submitted,

Greg Buehler, LCAM, CMCA
Association Manager