

Timberlane Property Owners Association
2011 Meeting of the Board of Directors
MAY 23rd, 2011

Call to Order: Ron calls the meeting to order at 7:00 PM at the meeting room at the Holiday Inn

Certification of Quorum: Bob Simontacchi, President, 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 April 11, 2011 Bob motions for approval Ron Agrees as corrected - and seconds and without objection so moved.

Financial Report/Reserve Funds - Larry reports that the expenses are running in line with the budget. Larry has also compiled a report of all outstanding funds due to the Association. Larry also reports that SECO was paid for the lighting project and they are holding a meeting Wednesday to set the install date. The community will be noticed with the date of commencement. Checking Balance: \$54,092.54 and Savings has \$22,283.91 Larry reports that the projection is to put \$14,000 into the reserves at the end of the year.

Larry motions to attach the delinquency spreadsheet to the minutes, Bob seconds and without objection so moved.

Larry reports that he has met with Orlando Equity on collection items and reviewed the financials of the Community

12734 Colonnade - Owner complains that KWPA has placed a lien for non-payment of 2009 HOA fee. Note that the collection item was against the previous owner (Bank) and was closed and paid off at closing. He made misstatements about the Attorney coming after him for collections- the Bank forced him to pay for the previous owner's debt.

Larry reports that the SECO repair work is a concern as contractors contacted have been reluctant to bid on the work as the scope of the repairs are currently unknown. Larry notes that he would like to have someone lined up so that there will not be any delay in the repair work. Larry explains the type of repair work that may be required for sod, irrigation and possibly other minor repairs from the trenching and boring. Larry motions to approve Landscape Creations for the anticipated repairs, Ron seconds and without objections so moved.

Discussion follows regarding the planned lighting project and anticipated installations.

Vote on amending the By-Laws of the Association: Discussion follows. Larry hands out additional ballots for the vote to persons whom have not had the opportunity to vote as of yet.

Larry explains the voting items that are on the Ballot item by item and discussion follows for clarification of items as requested by Horace.

Confused homeowners inquire on the quorum discussion, and clarification is made to the members. Discussion follows. Ron also mentions a concern for the lack of participation and the possibility of receivership if participation is nonexistent.

Bharat asks on the Commercial Vehicle Issue: Larry explains that they must not be parked in the subdivision. Discussion follows.

A call for the Ballots is made - and Ballots are collected. A decision is made not to count them at the meeting. Larry decides to count the individual Ballots for an overall number of submissions. A rough count of 59 was made.

Larry motions to continue collecting Ballots up to the date of the Annual Meeting in June. Ron seconds and without objections.

Backflow Valve Update: Larry reports that quotes were solicited for enhancing the irrigation system - and found that all of the backflow units were illegal. The POA is grandfathered in with annual inspections to ensure proper working order and compliance with operation requirements. If a repair or replacement is needed, then an updated new backflow valve is required. Manager Report: (Larry covered quite a bid in his report) Bridgette reports that several notices to mediate have been sent - and upon expiration the Board will be notified as to action options to pursue.

Bridgette notes that the website signs are complete and she will bring to the Board. Bob also notes that no-solicitation signs were placed in the community.

ARC - Wayne reports that he has a draft of the guidelines for the Community. Wayne also notes that he has some submittals for review and others from the emergency meeting held on Thursday.

Neighborhood Watch: Larry reports that communication from Dept Wolf - is sent via members who have signed up for electronic communication. Dept. Wolf stated that be careful of suspicious plastic tubes and debris- as some have been fitted with exploding materials. Horst asks if there are any reported issues within the Community and Larry reports on the vehicles coming from Lake Ridge driving through the dry pond area and into the neighborhood. Also loose dogs, and Alicia reports on foxes being seen. Owner also reports some kids taking peaches from his tree in the back yard. Larry reminds homeowners to contact Lake County so that the report is made to justify activity such as patrols. Larry notes that it would be helpful to have Walter Wolf address the Community on Neighborhood Watch.

Landscape Update Report: Kathy asks when the landscape installation will be done? Larry reports that they were waiting to see if plants would come back before just removing them. Larry explains that separate zones were installed to provide full coverage of the existing plants. Discussion follow. Kathy suggests Indian Hawthorn and Azaleas at the signs Larry motions to authorize Kathy to use the \$1,000 already budgeted for plant replacement for the front entry, Ron seconds and without objections so moved. Larry notes that Landscape Creations gave a proposal for the install and he will follow up with him on the work. Anne adds that she would like to see the plants prior to install.

New Business: Community Garage Sale - Larry proposes that the event would be useful to coordinate and event for the Association perhaps in the fall when the weather is cooler.

Open Forum: Bob opens the floor to homeowners. Discussion is presented on the driveway numbers painted and the resulting decision of denial from the ARB and that Owners need to wash the paint from the driveway. Discussion on the increased installation of wells in the Community, estimated costs and other processes for installation.

Motion to adjourn at 8:25PM

ARB Meeting to follow -

Wayne calls the meeting to order at 8:30 . Anne, Rosalie and Wayne are in attendance

Applications to the ARB include:

12702 Colonnade Cir.: Fence installation (resubmittal) approved in accordance with the ARB

11616 Arbor Gate: Well installation for irrigation - approved in accordance with the ARB

11535 Briar Hollow Ln: Well installation for irrigation - approved in accordance with the ARB

Adjourn at 8:35