

# Mar 10 2014 meeting minutes

Sunday, May 18, 2014  
11:44 AM

Timberlane Property Owners Association, Inc.  
6972 Lake Gloria Blvd.  
Orlando, FL 32809-3200

 **APPROVED**  
MAY 12 2014

**Board of Directors Meeting Minutes**  
**March 10, 2014**  
**Holiday Inn Express, Hwy 27, Clermont, FL**

**Call to Order:**

Ron Dinsmore called the meeting to order at 7:00pm

**Quorum:**

A Quorum of the Board was established with the presence of, Ron Dinsmore and Bob Simontacchi. Lee Stolar was absent. Greg Buehler, Association Manager was also in attendance. Approximately 8 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 January 13, 2014 BOD Meeting Minutes as presented. The Motion was seconded by Ron Dinsmore and carried unanimously.**

**Old Business:**

- Collection Status Update - The Legal update was distributed to the Board and reviewed.

**New Business:**

- Financial Report - Bob Simontacchi in Lee Stolar's absence reported the key financial information for the month ending 02/28/14
  - Delinquency review
  - Reserves
  - Income and Expenses

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

- Manager's Report - The manager's report was read as submitted.
- **Committee Reports**
  - **CEC Updates** - No Report - As a result of a misunderstanding the CEC letters that were to go out last month will be sent this month to the CEC.
  - **Communications** - Greg Buehler will update the new homeowner welcome letter.
  - **ARB** - No report
  - **Maintenance** - Ron Dinsmore discussed the condition of the turf in the retention areas. During discussion it was noted that residents observed the landcare company mowing the slopes up and down instead of laterally and this was causing some of the damage. Ron Dinsmore will discuss the issue with Jeff.

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Ron Dinsmore also discussed the lack of light front entrance and will research the possibility of adding a street light at the entrance. Other suggestion included using reflective paint on the curbs at the entrance. The Board is also considering adding 2 more street lights on Arbor Gate Dr.

**Open Forum:** Valerie Brey, 11537 Arbor Gate Drive requested the Board approve a variance on her application for house painting. The current color SW102 (Portobello) is one shade lighter than the new color SW103 (Tea Chest). After discussion the **Bob Simontacchi made a Motion to approve the variance as stated. Ron Dinsmore seconded and the Motion passed unanimously.**

After additional discussion regarding house colors **Bob Simontacchi made a Motion that homes with the D.R. Horton paint schemes that request changing from the original D.R. Horton paint scheme on their home use only colors from the Banyan Construction color schemes which are available at Sherwin Williams. The Motion was seconded by Ron Dinsmore and carried unanimously.**

**Next Meeting:** May 12, 2014 (7:00PM)

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

Respectfully Submitted,

Greg Buehler, LCAM, CMCA  
Association Manager