

Timberlane Property Owners Association  
2011 Budget Meeting of the Board of Directors  
March 7 2011

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Call to Order: Bob calls the meeting to order at 7:01PM 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 November 17th 2010 Meeting of the Board of Directors - addition of name to minutes Larry motions to approve, Bob seconds without objections so moved. February 2011 Meeting of the Board of Directors: with the addition of the reserve allocation as to the minutes, Larry motions to; Bob seconds and without objection so moved.

Financial Report/Reserve Funds - Larry reports that he visited Orlando Equity and reviewed the financial stats for the Association. On the collection report \$32, 000 is currently outstanding to date - due to foreclosures, bankruptcy and other collection items. Larry recommends that notice to liens will be forwarded to unpaid and non-payment plan accounts. Bob asks what portion is foreclosure vs. those who have not paid as of the first qtr. Larry does a quick tally of the accounts and determines that 27 owners have not paid the assessment and are not on a payment plan at this time. Bob ask that what the unpaid accounts will do to the budget this year. Larry notes that it will be a concern in the next six months. Bob mentions that this may put the lighting project on hold. Bill McCallen asks what the collection process is and what actions have been done thus far? Bridgette explains and Larry adds that he would motions to move forward with a notice to lien on the property. Out of the 27, what part is made up of "new" delinquent accounts? Larry notes that just the first four are new alone. Discussion follows on how the delinquent accounts will affect the projects for 2011. Larry reviews the options to send a Final Demand or forward to the Associations Attorney. Discussion follows. Bob states that the notice of Final Demand should offer only 15 days to pay - once expired to be forwarded to the Attorney if remaining unpaid however will be charged a \$25 late fee Larry motions Ron seconds without objections so moved.

Wayne addresses the Board that he has been called into work and will need to leave the meeting. Discussion follows as that the ARB meeting will not be held until a third member can attend to review the applications.

SECO lighting update: Ron asks Bridgette what quotes have been received on the possible work necessary on the installing project. Bridgette reports that Landscape Creations has provided a vague estimate on the work and projected cost. Bridgette also notes that the contractor should be held responsible for damages and that the contract agreement should be reviewed. Discussion follows. Bill notes that SECO's rep stated that they would not repair sprinkler and sod damage. Discussion follows. Ron notes that T&M jobs can be very expensive and that they allow for too much opportunity for abuse. Larry opens discussion on the consent letters and Bob asks how many - Bridgette notes that about 40 letters were sent and Larry also notes that the consent involves consideration for lighting effects on lots.

Newsletter - Dogs are not being picked up after and notice needs to go out. Larry also notes that additional concerns for neighborhood watch. Larry will provide additional content for crime watch

#### Committee Reports

ARB: No report at this time.

Neighborhood Watch: Larry notes that only a complaint on the dog walking. Also would add content to the Newsletter for important numbers and when to identify a suspicious person. Larry also reports that some persons will review your trash to see what new electronics or appliances have been purchased and advises homeowners to be careful.

Communications: Larry notes that the permission for electronic communication forms are available and will become very useful for Owners and the Board to communicate to residents within the Community for neighborhood watch and events. Faye asks if the notices can be scanned in and posted to the website. Larry states that yes he will do that. Gary asks that if a contact is sent to the Board that if that will be the same thing. Bridgette explains that no it is not official permission to use the Newsletter.

Ron asks when the amendatory action vote items can be sent out. Bridgette states that everything is ready. Discussion follows: Ron states that 5/23 should be the date for having the votes in.

New Business: Ron suggests that the website sign be replaced - discussion follows on purchasing two metal signs. Bridgette will purchase for the Board. Ron reports that he will be taking a leave from the Board for medical reasons.

Colin Cohen sent an emails regarding a brown & white pit bull loose in the neighborhood that acts aggressively towards him. The dog came into his yard and growled at him. Discussion follows regarding tracking the pets.

Larry addresses: Front landscaping plumbagos are suffering. Larry discussed with the Landscaper who has agreed to install 50 more at his cost, but are concerns that they may not be planted in the proper location (under the palm trees) Cathey asks about the fertilization and pest control for ants. Discussion follows. Cathey also asks when the DR Horton signs will come down. Discussion follows on the Landscape Creations progress and concerns for the contract requirements. Bill notes that the irrigation is poor at the site. Larry suggests a volunteer liaison to assist the Community to follow up on the weekly operations of the landscaper. Larry motions that Cathey act at the liaison and Fred to cover all areas of the property, the retention ponds. Bob agrees that the progress needs to be monitored. Discussion on landscape irrigation issues follows. Larry reminds that a motion is on the table, Ron seconds and without objection so moved.

Open forum: Woodrow Lawson has concern regarding the SECO letter and notes that he could not determine where the pole would be. Larry addresses that there are six pages whereby the poles are mapped out with brown circles. Larry explains the map and identifies then specifies the locations of the poles. - Gary Lorant gives is remaining payment to Bridgette for his dues ck # 2587 for \$250.00 -

Bob motions to adjourn at 8:27 PM