

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



APPROVED

Board of Directors Meeting Minutes
May 12, 2014
Holiday Inn Express, Hwy 27, Clermont, FL

JUN 09 2014

Call to Order:

Ron Dinsmore called the meeting to order at 7:01pm

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 9 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 March 10, 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 - Lee Stolar reported the key financial information for the month ending 04/30/14
 - Delinquency review
 - Reserves
 - Income and Expenses

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.

- Presidents Report - Ron Dinsmore reported on the following;
 - After further consideration to upgrade the retention areas with benches it was decided that the benches would not be considered because of maintenance and the amount of use they would actually have.
 - There was some concern regarding the condition of the Crepe Myrtles that were planted around the retention areas because of lack of water. Ron Dinsmore will monitor the issue and determine if additional watering is needed.
 - Heron Lawn & Pest Control has submitted a proposal to for shrub and palm care at an annual cost of \$1,675.00.

After discussion of the Heron Proposal Bob Simontacchi made a Motion to approve the Agreement with Heron Lawn & Pest control at an annual cost of \$1,675.00. Lee Stolar seconded the Motion passed unanimously.

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- Manager's Report - The manager's report was read as submitted.
- **Committee Reports**
 - **CEC Updates** - The CEC submitted a report on the 4 violations that were submitted to them. The following are the actions taken.
 - 11534 Briar Hollow - Landscaping - Dismissed
 - 11903 Still Meadow - Landscaping - Dismissed
 - 12920 Colonnade - Landscaping - Dismissed
 - 12813 Colonnade - Landscaping - New owners will be given 6 month to correct the problem.
 - **Communications** - No Report
 - **ARB** - No report
- **Collections Policy** - Greg Buehler presented the Board with 2 proposed policy for collections in Timberlane. One policy allows Leland to take collections through the Intent to Lien process the other allows Leland to take it through the process without BOD approval. After discussion **Bob Simontacchi made a Motion to approve the Policy that would allow Leland Management to carry the collection process through Lien process. Lee Stolar seconded the Motion and carried unanimously.** The Policy will take effect when the final revisions to the policy are completed and presented to the Board President for signature.

Open Forum: The following issues were raised;

- Homeowners need to pick up after their pets
- Violation letters should not be sent to new homeowners regarding past violations on the property and they should be allotted time to correct any pre-existing issues.
- The question of payment coupons for the July 1, 2014 assessment and Greg Buehler stated that coupons/invoices would be sent out 30 days prior to the due date.
- Ron requested that Karen Wonsetler be invited to the Board meeting. Greg Buehler will contact her with the invitation.

Next Meeting: June 9, 2014 (7:00PM) Annual Meeting

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