

# Timberlane POA

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Meeting of the Board of Directors  
December 12, 2011 7:00PM  
Clermont Holiday Inn Express Meeting Room

Call to Order: Mike calls the meeting to order at 7:04 PM  
Mike Young, President, and Preston Sellers, Treasurer are present. Gary Lorant, Secretary is absent.

Proof of Notice: Notice was posted at the entry and on the website.

Old Business:

Approval of the Previous Minutes: Preston motions and Mike seconds to approve the November budget meeting minutes.

Maintenance Items Review:

Mike notes that the entry lights have been replaced (five lights) and Bill has repaired the railing. Pressure washing has been done with the exception of some minor finishing for a cost of \$250. Bridgette will discuss with the vendor. Bulletin Board - discussion follows. Bridgette will forward the website link to the Board for review.

New Business:

Financial Report: Preston reports on his Treasurer Report that is provided to all of the members in attendance. Preston has compiled a General Ledger for the month of November listing income and expenses as well as the estimated reserve funding. Bill McCallen has question regarding the posting of funds allocated to the Reserve out of total fund balance of \$35,945.53 \$8,595.27 is allocated for 2011 discussion follows. Ron asks how the figure for the retention pond is calculated. Bridgette explains that Larry presented this information at the February meeting. Bill requests that each line item be calculated on a monthly basis. Preston explains the detail is listed on his report as funding as of 12/31 on the maturity date of the fiscal year. Bridgette provides further explanation and refers to the Balance Sheet report (gives a copy to Bill). Preston adds that the Reserve account will have further review as according to allocation of the additional contingency line item.

Preston also explains that line items added income of \$2705 twice on the budget form voted upon however the factor will only change the amount of contribution to the reserve fund. Preston further explains to Ron that the line item of the budget and assessment was voted upon. The breakdown figure can be amended and sent out if a correction is necessary. Preston notes that in March a new budget with a line item contingency reserve funding will be noted. With that said there would be additional discussions on the contingency fund. Preston also notes that he would like to review the receivables as well that are outstanding. Preston will review each account individually to estimate the risk of bad debt. He will then add this estimation of bad debt to the budget. Preston notes that Ron is welcome to come to his home and review the information. Ron asks for a list of the remaining votes to obtain for the Amendatory

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action. Preston notes that he will give the list to Ron for assistance. Lee asks if a payment plan will be offered this year. Preston asks if a monthly or quarterly payment is feasible. Discussion follows on administrative fee charges if payment plans are not adhered to.

Manager Report: Bridgette

Committee Reports:

Communications: Mike reports that not much to post lately and Preston notes lots of police cars were in the community Sat. Fred reports several black Chevy Tahoe vehicles were in the community traveling together. Mike notes that he will check into it. Mike adds that if anyone has an item for posting then to email him the info and he will have it taken care of.

Social/Welcome: No new report

Community Impact: No new report - millage rates are only being charged at 1/2 of the rate that they are allowed and so Mike is cautious about taking action against the Water Co.

ARB: Wayne 4 approved applications - Bridgette will resend guidelines to Mike for posting to the website.

Open Forum: - nothing to address

Next Meeting:  
March 5th at 7:00 PM

Mike motions to adjourn; at 8:18 PM Preston seconds