

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

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

**DRAFT**

**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, Bob Simontacchi and Kristy Teliga. Greg Buehler, Association Manager was also in attendance along with Frank Bochicchio. Approximately 12 residents were present as well.

**Proof of Notice:**

Meeting Notices posted in accordance with Florida Statutes.

**Approval of prior meeting minutes:**

**A Motion was made by Bob Simontacchi to approve the October 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. Ron Dinsmore discussed the collection status and mentioned that the Association was doing much better with collections.
- Legal update  
Report was reviewed and discussed by the Board. A motion was made by Ron Dinsmore and was second by Kristy and carried unanimously.

**New Business:**

- Financial Report - Bob Simontacchi reported the key financial information for the month of 11/10/14. Please note that the financials were just a draft copy. Once the financials are complete a copy will be sent to the BOD. Ron made a motion to approve, Kristy second the motion and all approved.
- Presidents Report - Ron Dinsmore reported on the following;
  - Maintenance - After discussion amongst the BOD and residents it was agreed that the current method of a water truck to water the crepe myrtles periodically is fine and a continuing of this method will extend for another 3 weeks.

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- Signs (Entering and Leaving) – After discussing the new signs Ron requested that Greg obtain the contact information for the neighboring complex so that Ron could contact them to request permission to affix another sign on their pole.
- Website- the Timberlane website was discussed as it is now inoperable due to the previous Community Association Manger failing to maintain the financial responsibility to keep it running. Ron contacted the Associations attorney to see if this can be resolved.
- Manager's Report – CC&Rs were reviewed and discussed.
- **Committee Reports**
  - **Communications** – Association website discussed. Please see above.
  - **ARB** – No reports were given as Wayne was not in attendance.

**Open Forum:** The following issues were raised;

- Fred raised an issue of water entering his garage when raining and inquired if any other homeowners were experiencing the same issues.
- The owner of the house that was damaged by fire was in attendance and informed the Board that he would be rebuilding his home. His home now faces the East and requested the Board allow him to have his home now face the North. This would entail redoing the entire foundation so that the entrance of the home can face north. Board did inform the homeowner that plans would need to go through ARB for approval.
- Ron requested volunteers to help with the Christmas decorations.

**Next Meeting:** January 12, 2015 – (7:00PM)

At 8:10 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

**DRAFT**