

Timberlane Property Owners Association, Inc.
1725 E Hwy 50, Suite C
Clermont, FL 34711



APPROVED

Board of Directors Meeting Minutes
October 12, 2015

NOV 09 2015

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, Lee Stolar and Bob Simontacchi. Frank Bochicchio Association Manager was also in attendance. There were 3 other residents 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 September, 2015 BOD Meeting Minutes as presented. The Motion was seconded by Lee Stolar and the Motion carried unanimously.

Old Business:

- Collection Status/Legal Update -Report was attached and Board reviewed the report. **Ron Dinsmore made a Motion to accept the legal update, Bob Simontacchi second and the Motion carried unanimously.**
- Variance-
The owner of 12607 Colonnade Circle Mary Taylor was present at the meeting in regards to a variance for their fence. The location was discussed by the Board and was found that the location was acceptable. **Ron Dinsmore made a Motion to grant the variance to the home owner Bob Simontacchi second and the Motion carried unanimously.**

New Business:

- Financial Report - Lee Stolar reviewed the financials. Lee reported the key financial information for the month of September 2015. Lee asked why is there a negative on the balance sheet i.e Landscaping. Lee stated that a negative should not be included on the balance sheet and needs to be removed. Lee also reviewed the aged owner balance sheet and stated that it is looking very good and if the top three paid it would make conditions much better. The Board also requested to remove bottom four small balances. **Bob Simontacchi made a Motion to approve the Financial Report the Motion was seconded by Ron Dinsmore and the Motion carried unanimously.**
- Budget Review
The Board had reviewed the budget again and agreed on a 10% increase on the management fee. There are some small changes to be made to the budget and lee Stolar will contact Romary for that. **Bob Simontacchi made a Motion to approve the increase and Ron Dinsmore Second and the Motion passed. Lee Stolar was not in agreement.**
- Presidents Report - Ron Dinsmore reported on the following; the Board would like to change services from Heron to Bug Smith for the insect control, fertilization and weed control. **Ron Dinsmore made a Motion to drop Heron and hire Bug Smith Bob Simontacchi second and the Motion carried unanimously.** Ron would also like to have Bug Smith paid in full as of January 1, 2016 in the amount of \$1,140.00. Ron discussed the surge protector and the installation of a lightning rod. The surge arrestor proposal from Master Electrical for \$595.00 to be used at the front entrance electrical panel was

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reviewed. **Bob Simontacchi** made a Motion to approve the proposal, **Lee Stolar** second and the Motion carried unanimously.

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- Manager's Report - Read as submitted.
- **Committee Reports**
 - **Communications** - Nothing to report.
 - **ARB** - Nothing to report

Open Forum: None

Next Meeting: November 9, 2015 (7:00PM start time)

At 8:20 PM with no further business before the Board, **Ron Dinsmore** made a Motion to adjourn the meeting. The Motion was seconded by **Lee Stolar** and carried unanimously.

Respectfully Submitted,
Frank Bochicchio, CAM