

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

Board of Directors Meeting Minutes
October 13, 2014
Holiday Inn Express, Hwy 27, Clermont, FL



APPROVED

NOV 10 2014

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 and Bob Simontacchi. Kristy Teliga was absent. Greg Buehler, Association Manager was also in attendance. 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 September 8, 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. Greg Buehler will follow up with the attorney regarding the payment plan for 12923 Colonnade.

New Business:

- Financial Report - Bob Simontacchi reported the key financial information for the month ending 9/30/14
 - Balance SheetRon Dinsmore requested a breakdown of all deposits be made available in the monthly report. Greg Buehler will make the request to the accounting department.
- 2015 Budget Approval - After discussion Ron Dinsmore made a Motion to approve the 2015 Budget totaling \$61,200.00 that equates to an Annual Assessment of \$450.00 per home to be paid on a semiannual basis on January 1, 2015 and July 1, 2015 and each payment will be \$225.00. Bob Simontacchi seconded and the Motion passed unanimously.

A Motion was made by Ron Dinsmore to approve the Treasurer's Report as given. The Motion was seconded by Bob Simontacchi and carried unanimously.

- Presidents Report - Ron Dinsmore reported on the following;
 - Maintenance - After discussion amongst the BOD and residents it was agreed that an alternative method to water the crepe myrtles was needed. Greg Buehler will try to find a vendor and pricing of a water truck contractor to water the crepe myrtles periodically.

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The Board is also planning to add 4 or 5 additional street lights in 2015. The locations have not been finalized.

- Signs (Entering and Leaving) – After receiving the signs it was determined that 2 new sign posts would be necessary for proper installation. Jeff from Landscape Creations will assist with the installation of the new Entering & Leaving signs.
- Entrance Pressure Washing – The pressure washing of the front entrance was completed and the contractor did a good job at a good price.
- Manager's Report – The manager's report was read as submitted
- **Committee Reports**
 - **CEC Updates** – 11933 Still Meadow will be sent the final letter to appear before the CEC for the November 10, 2014 meeting. It was agreed that the open violations from the prior management company will be restarted and if corrections are not made they too will be sent to the CEC.
 - **Communications** – No Report
 - **ARB** – Ron reviewed the ARB meeting minutes.

Open Forum: The following issues were raised;

- A number of residents had question and concerns regarding the new garbage collection schedule and the storage of the new cans.
- Residents reported that the house that was damaged by fire was reported to Lake County Code Enforcement and the homeowner has been summoned to appear before the Magistrate in November.
- A resident voiced concern regarding the appearance of the crepe myrtles and the water bags that are hanging on each tree. An alternate watering method is being looked into.

Next Meeting: November 10, 2014 – (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