

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



APPROVED

OCT 14 2013

Board of Directors Meeting Minutes
September 9, 2013
Holiday Inn Express, Hwy 27, Clermont, FL

Call to Order:

Ron Dinsmore called the meeting to order at 7:02pm

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 10 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 July 8, 2013 BOD Meeting Minutes as presented. The Motion was seconded by Lee Stolar and carried unanimously.

Old Business:

- **SECO Light Project Update** - Bob Simontacchi reviewed the status of the SECO Street Light Project (4 new street lights)
 - All affected property owners have been notified by letter
 - The check has been sent to SECO as invoiced (\$13,395.00).
 - Awaiting confirmation of a start date from SECO
 - All repairs to sod and sprinkles were be fixed and paid for by the Association

New Business:

- **Budget Process/Timeline** - After discussion of changing the Annual Assessment form one payment due on January 1st and splitting it into two payments that would be paid on January 1st and July 1st. **Bob Simontacchi made a Motion to approve the 2 payment assessment. Lee Stolar seconded and the Motion passed unanimously.**

There was further discussion on Pooling the Reserves and **Bob Simontacchi made a Motion to approve the Pooling of reserves. Lee Stolar seconded and the Motion passed unanimously.**

- **Amendatory Ballots** - Ron Dinsmore presented the Association Manager with 7 additional amendatory ballots for to be included in the total of ballots collected. Greg Buehler will add these to the current ballots, recount and report back to the Board the vote totals.
- **Treasurer's Report:**

Lee Stolar reported the key financial information for the month ending 7/31/2013

 - Delinquency review
 - Reserves
 - Income and Expenses (Accrual vs. Cash Accounting)



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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.

- **Manager's Report**
The manager's report was read as submitted.
- **Committee Reports**
 - **CEC Updates** - No Report
 - **Communications** - No report
 - **Maintenance** - Ron Dinsmore briefly reviewed landscape enhancements that were recently completed at the entrance
 - **ARB** - No Report

Open Forum:

One resident discussed the problems he is having with his front lawn and the fine that was levied as a result of non-compliance. The ARB committee will work with him on getting his lawn issues resolved.

Next Meeting: October 14, 2013

- **Lee Stolar made a Motion to approve the 2014 meeting schedule as listed below. Bob Simontacchi seconded and the Motion passed unanimously.**

January 13, 2014	July 14, 2014
March 10, 2014	September 8, 2014
May 12, 2014	October 13, 2014 (Budget)
June 9, 2014 (Annual)	November 10, 2014

With no further business before the Board, Bob Simontacchi made a Motion to adjourn the meeting. The Motion was seconded by Lee Stolar and carried unanimously.

Respectfully Submitted,

Greg Buehler, LCAM, CMCA
Association Manager