

TIMBERLANE PROPERTY OWNERS' ASSOCIATION, INC.

Board Meeting Minutes of July 16,2024 @6:30 p.m.

6:00 PM (EST)

Call to Order/ Establish Quorum/ Proof of Notice:

The Timberlane Property Owners' Association Board of Directors meeting was called to order by manager at 6:31 PM via Microsoft Teams. A quorum was established with the following Board members present: Fred Martinson – President, Woody Lawson - Vice-President and Derrick Gilman- Treasurer/Secretary.

Tracie Black was present from Premier Association Management.

The notice for the meeting was posted in accordance to the Florida Statutes.

Treasurer's Report:

Tracie Black, Premier Mgt., read the June 2024 financial report.

The Legal update has also been attached for Board Review.

Management Report:

Management reviewed the violation report for 5/01/24 – 7/9/2024. Mr. Lawson had a few questions regarding the process and timing of violations.

Unfinished Business:

None

New Business:

- 1) Annual Meeting 2024 - The Board requested Management set up an Annual/Budget meeting for the first week of October. The meeting is to be held at the Clermont Rec Center at 6:30 p.m.
- 2) Board resignation and Board appointment – Derek Gilman submitted his resignation from the Board.

A motion was then made by Fred Martinson seconded by Woody Lawson “to appoint Cyndi Comer to the open position on the Board.” All in favor, motion carries.

- 3) Document changes – A motion was made by Fred Martinson seconded by Woody Lawson “to get with the HOA attorney regarding changes to the documents with one change being, no short term rentals / Air BNB’s.” All in favor, motion carries.

A motion was made by Woody Lawson seconded by Cyndi Comer to adjourn the meeting. All in favor, motion carries.

Prepared by management for:

Cyndi Comer, Treasurer/Secretary

Signature

Date