

Timberwood Landing HOA Board Meeting Minutes

January 16, 2024

Board Members Present

Wayne
Zack
Sherry

Mark and William not in attendance

Wayne began the meeting with a roll call.

Zack motioned for previous minutes to be approved, Sherry seconded and all approved.

Rules of Decorum:

Copies on the check-in table.

Acoustics in the clubhouse are difficult and following the Rules of Decorum will help.

Please limit secondary conversations.

Muscovy Ducks:

A trapper company will catch the ducks and rehome them.

The ducks carry diseases that can be transmitted to dogs.

The cost is \$400

Painting and Roof of Clubhouse:

Roofing company has inspected the clubhouse roof and said the roof is solid for several more years.

We are getting an estimate for the clubhouse to be painted.

The broken pool fence has been fixed.

Magnolia Trees:

We have reached out to a couple of tree trimming company's for an estimate.

Will also have the palm trees cleaned up.

Pond/Fountain:

The fountain has been shut off for a month.

It was fixed and algae got into the fountain pump again.

It was recommended to shut down the fountain as this is the time of year the algae is active.

Sound Proofing:

Wayne has received the sound proofing and when they are available Zack and Wayne will install the sound proofing for the clubhouse.

Public Comment:

- ✓ Chuck-concerned the board is making decisions when there has been no discussion about an issue. Wayne responded that the board has the authority to make decisions concerning maintenance of Timberwood Landing. Items like the installation of a new

roof would not be made by the board. Chuck also requested for the minutes to be posted.

- ✓ There will be four meetings per year plus the annual meeting.
- ✓ We are receiving quotes for possibly a new landscaping company and also for pool maintenance. Concerned because our current pool company cleans the bathrooms and takes out the trash and most pool company's will not do that.
- ✓ Need to get an a/c maintenance contract for the clubhouse.
- ✓ Discussion about covenants. Nothing in current covenants about turning a home into an AirB&B or short-term rental. Chuck and Wayne will meet to discuss this.
- ✓ Rachel would like the landscaping company to include all common areas and they should be weed wacked. Wayne will ask the current company to mow near the fence.
- ✓ Sub-committees need to attend all board meetings in order to give a report. It is also requested that the sub-committees post when they will be meeting.

The meeting was adjourned.