

HOA Meeting May 8th, 2024

Unofficial Comments:

- Who owns the sidewalks, and who is supposed to clean them: the county or residents?
- Proposals to seek quotes to clean all sidewalks in common areas.
- Call the county to ask them to clean the drainage.

Official Recorded Meeting

Old Business

1. We are still working on rehoming the ducks. The efforts are currently focused on the Muscovy ducks, including moving the mother and her babies.
2. New quotes for landscaping. Zach updated that he requested quotes from PMSI but has not received them yet.
 - Any comments? Zach discussed the HVAC quote for the pool house. The other items discussed were the sidewalks, painting the clubhouse, and the pool deck. Mark said he received quotes for all the sidewalks from Properly Line to Properly Nice and the entrance, ranging from \$900 to \$1,300. However, if we want to clean ALL of the sidewalks, the cost would be much higher. Mark suggested calling the county to see if they can help, since the sidewalks are county property.

New Business

1. Sherryl: PMSI sent out letters, mostly about the grass not being cut. Zach suggested a motion to require any violation notice to be sent to the board for approval before being sent to residents.
 - Comments: Rachel, a resident, asked if there was a way to monitor these issues ourselves instead of using PMSI to send out letters. She volunteered to help write the notes. Zach explained that this service is provided by PMSI at no cost and that there might not be enough volunteer interest to support this approach. No additional costs are involved.
 - **VOTE: Unanimous vote to have all letters come to the board for approval before sending them to residents.**
2. Locker replacement project: Sherryl informed the board and residents that Wayne is actively seeking quotes. Zach mentioned that the project has two phases: replacing the lock for the pool immediately and then investigating options for a

smart lock system where residents have individual cards that can be enabled or disabled remotely.

3. Wildlife Signs: Sherryl announced that Wayne has posted signs on all ponds. It was decided that the best course of action would be to notify all residents, especially parents, to be cautious and follow the instructions on the signs since we are no longer able to remove alligators without harming them.

Public Comments:

Resident / 145 Fallen Timber Way: Discussed his frustration with PMSI over receiving three violations on the same day, the difficulty in contacting them, and the threat of a lien on his house. He suggested that residents should have more authority to speak with PMSI and proposed a vote to dissolve the Timberwood Landing HOA or, alternatively, to modify its bylaws to focus solely on maintaining common areas and landscaping, eliminating home appearance rules. He gave a copy of the violation letter to Sherryl. *Patrick added that PMSI works for us and we should enforce our desired practices. He also suggested specifying the time and date of each violation.*

Joe / 153 Fallen Timber Way: Expressed confusion over the specifics of mailbox painting and mentioned a drainage issue at his curb. He asked for board assistance to address this with the county.

Rachel: Mentioned the inconsistency in how rules are enforced and suggested PMSI stop sending complaint letters. She highlighted the need for playground repairs and proposed installing free dog poop bag dispensers to encourage responsible pet ownership.

Zach: Proposed building a formal fine structure to discuss violations openly before sending letters, aiming for fairness.

- **VOTE: Unanimous vote from the board.**

Lisa 161 Fallen Timber Way: Shared her experience of receiving excessive letters about her property's appearance and a county letter about a supposed renter in her home. She stressed the need for less petty enforcement.

Wayne: Indicated positive developments in discussions with PMSI.

Note: Wayne arrived at 7:30 pm.

Sherryl: Asked for any subcommittee updates. No updates were reported.