

Timberwood HOA Board Meeting
September 24, 2025 @ 6:30 PM

Meeting Agenda

Call to Order

Meeting called to order by Wayne Fusco at 6:30 PM.

Determination of Quorum

Wayne Fusco – Present

Sherry Snead – **Not Present**

Zach Crane – Present

Mark Heinz – Present

Mike Marimpietri – Present

Reading and Approval of Minutes

- It was noted that the weekday for this meeting was incorrectly stated as Thursday in the July 28 minutes instead of Wednesday. The date was correct.
- Motion Raised by Zach Crane – Approve the Minutes of the July 28, 2025 BOD Meeting, with an edit to the weekday to correctly reflect Wednesday.
 - Seconded by – Mark Heinz
 - Motion approved by All.

New Business

Pool Chairs

- Wayne explained that this Agenda item will be tabled and worked on over the Winter months.

Amendment of Resolution 25-02 (Spending Authorization)

- Wayne explained that the prior Spending Authorization Resolution allowed the HOA Board President to spend up to \$700 per individual expenditure. This did not allow for much flexibility under current market prices.
- An amendment to the prior resolution has been drafted to allow \$3000 per individual expenditure and \$5000 cumulatively each month to better equip the HOA Board President to address immediate matters between meetings of the BOD.
 - Motion raised by Mark Heinz – Approve the Amendment of Resolution 25-02, as written, including the increased spending authority.
 - Seconded by – Mike Marimpietri
 - Motion approved by All.

Adoption of Resolution 25-04 (Clubhouse Parking)

- Wayne explained that Resolution 25-04 was written to provide additional structure to the parking at the Clubhouse Parking Lot, including restrictions and a process to obtain a parking permit from the BOD.
 - Motion raised by Zach Crane – Approve Resolution 25-04, as written.
 - Seconded by – Mike Marimpietri
 - Motion approved by All.

Extend Wifi to Pool / Add & Replace Cameras

- Wayne explained that this agenda item would be tabled until quotes could be obtained for this spending.

Next BOD Meeting – Annual Meeting on Wednesday, November 12, 2025 (TENNATIVE)

Owner Comments

1. **Public Comment** – None

Adjourn

The meeting was adjourned at 6:36 pm.