

Timberwood HOA Board Meeting
May 27, 2026 @ 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
Mike Marimpietri – Present
Zach Crane – Present
Joey Schiraldi – Present

Reading and Approval of Minutes

- No meeting minutes were held during the prior meeting of the BOD.

New Business

Pool Service

- Wayne expressed that the pool company has been performing routine services, including adding chemicals to address water quality. Because the County Inspector appears at random, they occasionally come shortly after the chemicals are added, causing quality readings to appear too high, resulting in the pool being closed.
- 1 quote has been sourced for alternative
 - Motion raised by Mike to continue quoting and holding a special meeting at a later date to evaluate options.
 - Seconded by Zach.
 - Approved by all.

Cleaning Service

- Wayne explained that the pool bathrooms are currently being “cleaned” by the current pool company, but to the bare minimum. Any future pool contractors would not include this service.
- A quote from Sea Breeze Cleaning Service has been sourced to clean the pool bathrooms 2x per week for \$238.56/month (8 services). The agreement can be adjusted to reduce the number of service visits during months of lower use.
- Sea Breeze provides cleaning supplies. TWL provides soap, paper towels, and toilet paper.
 - Motion raised by Zach to enter into a business arrangement with Sea Breeze to have dedicated cleaning performed on the pool bathrooms on an ongoing basis.
 - Seconded by Mike.
 - Approved by all.

Clubhouse Parking Sign/Rules

- Wayne expressed that the BOD has been collaborating with the community's attorney to ensure a clear, fair, and enforceable resolution was drafted to address parking at the community clubhouse.
- In summary, the resolution states that anyone can park at the clubhouse parking lot from 7am – 9pm as long as they are actively using the clubhouse amenities. Anyone can park outside of these hours with prior written approval from the BOD.
- Wayne stated that the resolution will be mailed to all & enforcement will begin August 1.
- Enforcement will include towing of unauthorized vehicles to the contracted tow company's impound lot within St. Johns County. The contracted towing company will only tow vehicles after verbal agreement is provided by a member of the BOD.
- With Florida law changes in 2025, commercial vehicles are allowed to park in their driveway, negating prior HOA rules.
- Public comments suggested that the BOD could explore converting current green space near the clubhouse to additional parking lot area. Wayne expressed that converting this green space to a paved parking lot would be a considerable cost to the community.
 - Motion raised by Zach to adopt the Resolution 25-04 as written.
 - Seconded by Mike.
 - Approved by all.

Pool Behaviors

- Wayne explained recent behaviors observed at the community pool, specifically children stacking chairs and jumping from them into the pool.

Non-Agenda Items

- Wayne raised a request to purchase 8 replacement lounge chairs to replace degraded equipment with commercial.
 - Motion raised by Zach to spend up to \$3000 to replace all 8 lounge chairs.
 - Seconded by Mike.
 - Passed by all.
- Wayne raised a request to upgrade 3 of the community's cameras at a cost of less than \$1000 to replace outdated equipment.
 - Motion raised by Mike to purchase 3 replacement cameras.
 - Seconded by Zach.
 - Passed by all.

Owner Comments

1. **Public Comment** – Owners expressed concerns about PMSI's recent enforcement letters about mailbox styles. Wayne explained that the BOD is at the beginning stages of exploring alternative mailbox designs that match current approved styles, but at a lower cost.

Adjourn

The meeting was adjourned at 7:13 pm.