

TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC.

ANNUAL MEETING

MINUTES

The meeting was held on Wednesday, October 13, 2010 at 7:00 p.m. at WynStar Inn & Suites on Daniels Parkway in Fort Myers, FL.

Present were:	Rob Eisner, President
	Tonya Gerdt, Vice President
	Patty Yenish, Secretary/Treasurer
	Alden Williams of Sterling Property Services
	20 Homeowners in person
	<u>37</u> Proxies
	57 Total

Prior to the start of the meeting, thanks were expressed to Patti Yenish, homeowner, Board member and Operations Manager for the WynStar Inn & Suites, for offering the Conference Room without charge for this meeting due to the Gateway Services meeting room becoming unavailable due to the unexpected continuation of a commissioner's Board meeting. Appreciation was also expressed to Brandi and Bryce Huesman for their help with the meeting check-in and elections.

Call to Order - the meeting was called to order by President Eisner at 7:10 p.m.

Alden Williams affirmed proper Notice of Meeting and a Quorum present in person or by proxy.

Minutes from May 26, 2009 Annual Meeting – Alden Williams read the Minutes followed by a motion by Joe Devin, second by Brandi Huesman, and unanimous vote to accept.

Reports of Officers and Committees - Topics will be discussed during the member Questions and Answers session later in the meeting.

UNFINISHED BUSINESS

There was no Unfinished Business discussed by the Board.

NEW BUSINESS

Website Committee - Brandi Huesman and Lindsey Haime were appointed to look at various ways to make the website a more valuable communication tool for the community.

Election of Board members – Alden Williams explained the election process to the members in attendance. He then asked for nominations from the floor and, hearing none, a motion was made by Louis Linares, second by Lee Turk, and unanimous vote to close nominations. The three candidates who filed Intents to Run for the Board, Rob Eisner, Tonya Gerdt and Patti Yenish, will be the Board of Directors for the next two years 2011 and 2012.

Proxy items - Rollover of funds from 2010 to 2011- the vote was 53 in favor (33 proxy, 20 in person) and none against. Motion passed.
Waive “Review” in favor of report of cash receipts and expenditures - the vote was 47 in favor (27 proxy, 20 in person) and 6 against. Motion passed.

Budget discussion – Following a discussion, including the Comcast increase in charging for 145 instead of 107 homes, the Board agreed to mail the proposed Budget to the owners advising the date of November 8th. when the Board will vote to ratify the 2011 Budget.

Discussion with the members – Questions were raised and answers offered as followed:

Financials - A motion was made by Louis Linares, second by John Peters, with unanimous approval, to add a line to the monthly financials to indicate the amount collected from delinquent owners.

Q. Consider providers other than Comcast. A. Pres. Eisner appointed Lee Turk to review the current contract as step one of the process.

Q. Status of Fine Committee? A. Alden explained that the documents would need to be changed and a recent community survey indicated little support for changes at this time.

Q. Some abandoned homes need landscape improvement. A. The assoc. Attorney has advised management of the process to follow which will result in the assoc. hiring a landscape co. to do mowing and trimming.

With no other business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn at 8:05 p.m.

Respectfully submitted,
Alden K. Williams
Alden K. Williams
Property Manager/CAM

TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC.

ORGANIZATION MEETING

The meeting was held on Wednesday, October 13, 2010 at WynStar Inn & Suites immediately following the Annual Meeting.

Present: Newly elected Board members Rob Eisner, Tonya Gerdt and Patti Yenish.

Call to Order – by Rob Eisner at 8:10 p.m.

Alden Williams affirmed Proof of Notice and a quorum present.

Appointments - Following discussion by three Board members, a motion was made by Tonya Gerdt, seconded by Patti Yenish, and unanimously approved, to continue the current Officers for 2011: Rob Eisner will serve as President, Tonya Gerdt as Vice President, and Patti Yenish as Secretary/Treasurer.

Next Board Meeting – the next regular Board meeting will be held on Monday, November 8, 2010 at 4:30 p.m. at WynStar Inn & Suites on Daniels Parkway in Fort Myers, FL.

The meeting was adjourned by motion of Pres. Eisner, second by V.P Tonya Gerdt, and unanimously approved at 8:15 p.m.

Respectfully submitted,
Alden K. Williams
Alden K. Williams
Property Manager/CAM