

# **TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

### **MINUTES**

The meeting was held Monday, November 28, 2011 8:45 a.m. at GrandStay Hotel & Suites 10150 Daniels Parkway in Fort Myers, FL.

In attendance: Rob Eisner, President, Tonya Gerdt, V. President, Patti Yenish, Secretary/Treasurer, Owners Dan Ziegler and Lee Turk, and Alden K. Williams, Sterling Property Services

Meeting called to order by President Eisner at 8:45 a.m. Proof of Notice and a Quorum present were affirmed by Alden Williams.

**Minutes** from November 7, 2011 meeting were approved on motion by Rob Eisner, seconded by Tonya Gerdt, and unanimous vote.

**Financials** from October 2011 were accepted on motion by Rob Eisner, seconded by Tonya Gerdt with unanimous approval.

### **OLD BUSINESS**

**Delinquencies** - Alden reviewed delinquent accounts and updated the Board on the status of each. There has been a reduction of about \$4000 from the October 31<sup>st</sup>. total. Foreclosures are being monitored.

#### **Other Old Business -**

**Gate entry system** – After further checking by Dan Ziegler and Alden, it was determined the amount of long distance numbers that could be used in the telephone entry system can be increased by changes made by SEL and CenturyLink. Those changes will be effective immediately. Cost increases, if any, will be monitored. SEL has also been asked to provide a proposal for adding another entrance camera.

**Replace entry keypad system** – SEL has provided a quote to replace the keypad box in an attempt to reduce the continuing problems and related cost. Alden was asked to obtain comparison costs from other companies. On motion by Tonya Gerdt, second by Patti Yenish, the vote was unanimous to eliminate the gate entry code of #8888 as it is widely used as a generic access. Once deleted, new codes will be issued to those who can prove right of access.

### **NEW BUSINESS**

**2012 Budget** - As the proposed 2012 budget was mailed to all owners, and there were no comments, a motion was made by Tonya Gerdt, seconded by Rob Eisner, with unanimous vote to approve the 2012 budget pending minor changes to the income area.

#### **Other New Business -**

**Repainting mailboxes** - A quote is expected soon for repainting all mailboxes.

**Reserve Study** - Alden reported that the cost of an initial Reserve Study is between \$1200 and \$1400, with updates for 3 following years at \$350 each. After further discussion, it was decided not to go forward with a study at this time.

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Other New Business continued

**Perimeter wall painting** - Proposals will be obtained for painting the walls along Gateway Blvd.

**Gate damage** – Alden has sent a letter to a new owner who recently led a moving van through the entry gate resulting in breaking the gate arm. The owner was asked to respond and submit a check for \$300 to cover the repairs.

Patti Yenish was thanked again for allowing use of her conference room at GrandStay for this and past meetings.

The next meeting of the Board will at a time and on a date to be announced.

With no other business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 10:15 a.m.

Respectfully submitted,

***Alden K. Williams***

Alden K. Williams

Property Manager/CAM