

TIMBER RIDGE NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MINUTES

The meeting was held Monday, November 7, 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, Kenneth Quimby and Lee Turk, and Alden K. Williams, Sterling Property Services

Meeting called to order by President Eisner at 8:47 a.m. Proof of Notice and a Quorum present were affirmed by Alden Williams.

Minutes from June 7, 2011 meeting were approved on motion by Rob Eisner, seconded by Patti Yenish, and unanimous vote.

Financials from May through September 2011 were accepted on motion by Rob Eisner, seconded by Patti Yenish with unanimous approval.

OLD BUSINESS

Delinquencies - Alden reviewed delinquent accounts and updated the Board on the status of each. Some owners on the list are expected to make payments soon. Foreclosures are being monitored.

Other Old Business - None

NEW BUSINESS

Abandoned property - The Board reaffirmed having the landscaper do basic landscape maintenance at 12036 LedgeWood Circle. The 15 day letter had been sent previously and the work will commence immediately.

2012 Budget - After review and discussion of the proposed budget, with suggested revisions, the Board approved mailing to all owners for comments before **the Board meets on November 28th at 8:45 a.m. at GrandStay Hotel and Suites to vote approval of the 2012 budget.**

Other New Business - Additional bids or proposals will be obtained for replacing the gate entry box; for repainting all mailboxes, and for a Reserve Study. Dan Ziegler will investigate changes to the gate entry callbox with CenturyLink and SEL. Patti Yenish will discuss underwriting some of the budget mailing cost with her pool company if they can insert a flyer offering special rates for owner pool service.

The next meeting of the Board will be Monday, November 28, 2011 at 8:45 a.m. at GrandStay.

With no other business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 9:20 a.m.

Respectfully submitted,

Alden K. Williams

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Property Manager/CAM