

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

## **BOARD OF DIRECTORS MEETING**

### **MINUTES**

The meeting was held on Tuesday, June 7, 2011 at 4 p.m. at Grandstay Hotel & Suites 10150 Daniels Parkway Fort Myers, FL 33913.

Present were: Rob Eisner (RE), President  
Patti Yenish (PY), Secretary/Treasurer  
Lee Turk, Comcast Cable Committee  
Alden Williams (AKW) of Sterling Property Services

Call to Order - the meeting was called to order by President Eisner at 4:02 p.m. AKW affirmed proper Notice of Meeting and a Quorum present.

Minutes from November 8, 2010 accepted on motion by RE, second by PY.

Financials from October, November, and December 2010; January, February, March and April 2011 were approved on motion by RE, second by PY.

### **OLD BUSINESS**

Delinquent accounts - AKW reviewed the list of owners in foreclosure, bankruptcy, and at the attorney. These accounts are being carefully monitored by the association attorney and management company. The receivables have decreased about \$5000 since the April 30<sup>th</sup>. financials, and the assoc. attorney has advised there are some accounts that are nearing a court set date for sale or settlement later in June.

Other Old Business - None

### **NEW BUSINESS**

Abandoned property landscape - Although there are no additional properties that require the association to maintain landscape, AKW will survey the community landscape and send letters to those owners who need to immediately improve their landscape.

Approval for document signing - In order to expedite the signing of documents needed by the attorney for collection matters, by motion of RE, second by PY, approval was given for AKW to sign documents "as agent" of the association. Copies of each document that AKW will sign will be emailed to the Board members before execution and return to Attorney McClure.

Other New Business

Comcast - Lee Turk was appointed by RE to look into the Comcast contract to determine if any changes could be made that would benefit Timber Ridge. Lee has had meetings with Comcast and he presented options for consideration. The Board shared thoughts with Lee and, on motion by RE, second by PY, the Board has given him authority to continue negotiating with Comcast. The original contract term was until 2014 with an automatic 5 year renewal to 2019 which cannot be changed. Lee will report back to the Board.

Timber Ridge BOD meeting  
June 7, 2011 page 2  
Other New Business continued

Reserve account funds - A 12 month Reserve account CD is maturing. To obtain a better interest rate, and since the funds are not expected to be used over the next few years, AKW suggested adding some funds from the Reserve Money Market to bring the total to \$100,000 and open a 5 year CD at 1.92%. APY. Approval given on motion by PY, second by RE.

Pressure washing – Three proposals have been obtained for pressure washing the perimeter walls, all white vinyl fencing, and the gutters from the entry gates, over the bridge, to the first houses. The bids were \$2250, \$2100, and \$2085. On motion by PY, second by RE, the Tempco bid was accepted at \$2100. The work is expected to be completed within a month weather permitting.

The next meeting will be on a date and time to be announced.

With no other business to come before the Board, the meeting was adjourned at 5:28 p.m.

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