

TIMBERLAKE COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, March 21, 2023

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**Current Board Members: Ben Cohn, Sherman Franklin, Karen Gamble, Jasmine Cohn, Mary Montgomery, Daniel Ball, James Gazard, Matthew Flood and Coulson Thomas.**

**Meeting to Order:** President called meeting to order at 6:01 p.m., with the following in attendance:

President, Ben Cohn

Vice President, Sherman Franklin

Secretary, Jasmine Cohn

Board of Director, Daniel Ball

Board of Director, Mary Montgomery

Board of Director, James Gazard

Board of Director, Matthew Flood

Board of Director, Coulson Thomas (Absent)

Board of Director, Karen Gamble (6:38 p.m.)

VSA, Beverly O'Quinn and Debbie Hills

**Board Members:** A quorum was established with the following Board Members present: Ben Cohn (President), Sherman Franklin (Vice President), Jasmine Cohn, (Secretary), Mary Montgomery (Board of Director), James Gazard (Board of Director), Matthew Flood (Board of Director) [Absent: Coulson Thomas (Board of Director), Karen Gamble (Board of Director) – 6:38 p.m.]

**Approval of Minutes:** Approval of Board of Directors meeting minutes – February 21, 2023. Minutes reviewed. Sherman Franklin motions to approve minutes and Daniel Ball seconds the motion. All in favor.

**Treasurer's Report:**

- Projects previously tabled are still on hold at this time based on budget.
- Board to discuss special assessment to open one pool and to cover summer cost and supplies.
- Special Assessment of \$75 per home

- Matthew Flood nominates himself for Treasurer

**President's Report:**

- Board to review standards of conduct  
Sherman Franklin motions and Jim Gazaard seconds to approve Standards of Conduct.
- Board to review voting guidelines  
Sherman Franklin motions and Jim Gazaard seconds to approve Voting Guidelines
- Audit and following up with CIC complaints filed

Sherman Franklin motions and Daniel Ball seconds motion to discuss special assessment. All in favor.

**Committee Reports:**

- Recreation: Activities on hold until further notice.
- ACC: Request that complete applications with plans be submitted; failure to submit complete plans delays the process. The process is up to 45 days.

**Managers' Report:**

- Calls regarding violation letters received by CCR team. Follow up continues.
- Trash issues; no maintenance on site any longer to collect trash around community

**Unfinished Business:**

- No unfinished business at this time.

**New Business:**

- Motion to accept Standard of Conduct Rules
- Motion to accept Voting Guidelines Rules

[motion above]

**Homeowner Open Forum:**

Bridgers; 4200 Buckeye Court – in breach of landscaping (James River)

Poe; 964 Banyan – Violations

Rebekah Monteith; 4306 Cinnamon Ridge – Treasurer; open both pools – fire James River

Diane Eno; 961 Banyan Drive – Budget and quotes for new landscaping

Jeannette Vasquez; 709 Cottonwood Court – Working together as a community

Kathy Whitley; 4212 Buckeye Ct – Volunteering to clean up the common area; Audit

Open Discussion:

Parking, Trash, open gate where trash is kept so it can be thrown away, Landscaping

Executive Session:

No Executive Session.

Meeting adjourned 7:06 p.m.

Submitted by:

Jasmine A. Cohn, Secretary

Robin-Benjamin K. Cohn, President

Approved: \_\_\_\_\_



Robin-Benjamin K. Cohn, President