

TIMBERLAKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, April 18, 2023

Current Board Members: Ben Cohn, Sherman Franklin, Karen Gamble, Jasmine Cohn, Mary Montgomery, 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 (Absent)

Secretary, Jasmine Cohn (Absent)

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

VSA, Beverly O'Quinn and Debbie Hills

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

[Note; Daniel Ball resigned from Board of Directors]

Approval of Minutes: Approval of Board of Directors meeting minutes – March 21, 2023. Minutes reviewed. James Gazard motions to approve minutes and Karen Gamble seconds the motion. All in favor.

President's Report:

- Special Assessment will be voted on at this meeting as discussed in March

Committee Reports:

- All items on hold at this time

Managers' Report:

- Emergency lighting being worked on at this time, failed FD inspection.

Unfinished Business:

- No unfinished business at this time.

New Business:

- President asks for a motion for the \$75 special assessment; Jim Gazard motions to set a \$75 per household special assessment to start June 1, 2023 to open the pool and maintain the other pool. Karen Gamble seconds the motion. Vote: Yes: Jim, Karen, Mary, Ben; No: Matt. Motion passed for \$75 special assessment.

Homeowner Open Forum:

Much discussion on the Budget and the voted special assessment.

Discussion on Collection: TBLK has two attorneys that do the collections; there is a procedure set for collections. Also, it cost to turn over accounts to Collections. So that causes higher Legal cost as well. There are over 60 accounts in collection.

President described the Budget categories; aged owner balances; the Budget falls short, due to the cap on increase and expense; the budget has a deficit. Expenses exceed the income. The SA in the past was to help cover the outstanding expenses. This SA is to maintenance open the pool. If the fees were moved to \$65 a /sa would be needed at this time. However, there is a cap.

It is not just delinquent fees; it is a lack of income; did not keep up with expenses and inflation The Budget runs Jan -Dec; Each year the Budget stands alone. A new budget is prepped each year.

Accounting is Accrual accounting and not cash based accounting.

Reserve account cannot be used for daily, weekly, monthly expenses

The Reserve study covers the common areas that are included; currently being updated to include all playgrounds, pools, parking lots, office, all Asphalt parking at the townhomes and signage.

Stopped handyman services (bulk trash out removed of common areas, maintenance at the office, trash at parks, fence repairs, pg equipment repairs, meeting vendors onsite, etc.) was stopped and

removed out of budget; Sanitation of the office for rentals and meetings -stopped; pools pulled from the budget as well. Trees removed.

Landscape discussed

Economic Crime Units and CIC reports filed against prior management.

Clearing around the lakes, rebuilding the pier, Cleanup and additional playground equipment- we would need higher rates or a SA.

Jim Gazard motions to go into executive session at 7:13 p.m. to discuss delinquents, Special Assessment, CIC and contracts.

Executive Session:

- Special Assessment
- Contracts – Landscaping/Management
- Pool expenses
- Aged Owner Report – 312
- WC Audit
- ACC

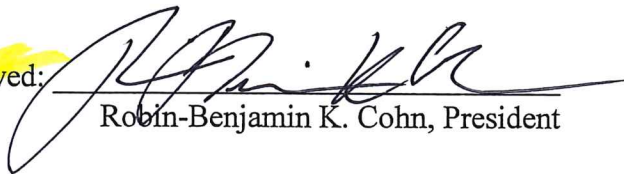
Meeting adjourned 8:13 p.m.

Submitted by:

Jasmine A. Cohn, Secretary [from notes; not in attendance]

Robin-Benjamin K. Cohn, President

Approved:



Robin-Benjamin K. Cohn, President