

TIMBERLAKE COMMUNITY ASSOCIATION, INC.  
MEETING OF HOMEOWNERS MINUTES

Tuesday, January 17, 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 6:06 p.m., with the following in attendance:

President, Ben Cohn

Vice President, Sherman Franklin

Secretary, Jasmine Cohn

Board of Director, Mary Montgomery

Board of Director, James Gazard

Board of Director, Matthew Flood

Board of Director, Coulson Thomas

Karen Gamble

VSA, Beverly O'Quinn

**Quorum:** A quorum was established for the meeting of homeowners.

**Rules:**

Hear community in limited time slots

If you signed up to speak you will be slotted for two minutes

Conduct yourself accordingly

Why are we here:

To rescind or keep the special assessment

Motion:

Sherry Brown makes motion to rescind Special Assessment (4201 Buttonwood Court) and Charles Hogans (3401 Tall Oak Court) seconds motion.

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Discussion:

Jerry Witham 815 Gadwall Court

Requests itemized list of assessment

How do you by passing declaration to do special assessment? Lee McBride 1013 Banyan Drive

Norman Doggs 4120 Loblolly Lane

Wants details of budget

Andrea Battle-Coffer 802 Foxmore Court

Will the previous special assessment be returned?

What is the status of court case?

Brock Martin 4356 Gadwall Place

Where did we become so delinquent in our budget in past years?

Sherry Brown 4201 Buttonwood Court

A special assessment can't be used to fix a deficit.

Mike Poe 964 Banyan Drive

Is the special assessment going to build up reserves?

Kevin Fine 981 Banyan Drive

What was the last special assessment used for?

Charles Hogans 4301 Tall Oak Court

What is the special assessment covering?

Mark Gable 859 Spence Circle

Has there been embezzlement?

Carri Cole 739 Spence Circle

What are the effects if the special assessment?

1089 Tall Oak Drive

What are we doing to collect the bad debt?

Raymond Santos 700 Cherry (Sherry) Court

How do collect on bad debt?

Diane Eno 961 Banyan Drive

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How to rework the budget

961 Banyan Drive

Do we get to know the forensic audit results?

Craig Holston 5322 Grove Court

If special assessment is rescinded what will happen?

George Farlin 4644 Barkleaf Drive

What reductions have been made before imposing the special assessment?

4230 Grove Court

Can Board select things to get done or reduce the special assessment?

Mark Soleland 4205 Buttonwood court

When the special assessment was determined was it based on the entire community?

Randy S. 4203 Maplehurst Road

If another assessment, people will not want to buy in Timberlake?

Rebekah Monteith 4303 Cinnamon Ridge

Has emailed to suggest reduction of items in budget.

Irece 700 Bangler Court

Community needs to come together to raise money to help community

4204 Gadwall Place

Do our management company has to cost that much?

752 Cottonwood Court

What happens when the board does not uphold their Fiduciary duty?

Darlene Watson 4256 Buckeye Court

Why do we have community trash pickup?

Debbie Catalano 753 Cottonwood Court

Will the swim team use the pool when the pool is closed?

Cast Ballots now.

Total:

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348 votes

10 invalid

61 to keep the assessment

277 to rescind the assessment

Meeting adjourned at 9:52 p.m.

Discussion:

### Managers' Report:

The President adjourned at

Submitted by:

DocuSigned by:  
*Jasmine Cohn*  
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2/23/2023

Jasmine A. Cohn, Secretary

Robin-Benjamin K. Cohn, President

DocuSigned by:  
*Robin-Benjamin K. Cohn*  
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2/22/2023

Approved:

Robin-Benjamin K. Cohn, President