

TIMBERLAKES HOMEOWNERS' ASSOCIATION OF SARASOTA, INC.

Board Meeting

Thursday, September 26, 2024, at 7pm

Location: ZOOM ONLY

MINUTES

1. **Call Meeting to Order:** The meeting was called to order at 7:10pm.
2. **Establish a Quorum:** A quorum was established with the following board members present Alex Aldama, David Matosky, and Jim Deering. Brandy Sheldon joined the call at 7:20pm.
3. **Confirm Proper Meeting Notice:** Meeting notice was provided in accordance with FL ST 720 and the association's governing documents.
4. **President's Report**
 - a. Management Transition Update: Turnover from Pinnacle going well.
 - b. Banking documents have been signed and are being processed.
5. **Treasurer's Report:** August 31, 2024, financial statements (Completed by Pinnacle 9/20)
 - a. 2025 Budget underway. Draft template (including David's suggestions) will be sent to Board for review by 10/4.
6. **Unfinished / New Business**
 - a. Lakes Maintenance Board Items Update
 - i. Owners are responsible for the swales at their home.
 - ii. Pool & Spa at the clubhouse are being re-surfaced.
 - b. Landscaping Circle Maintenance:
 - i. Irrigation is now working. It was down due to work on the Lakes Maintenance wells. Wagler Irrigation repaired the timer but switching to battery-controlled valves.
 - ii. Maintenance of the circles were discussed. Costs for service reviewed.
 - iii. Suwannee Court landscaping area was also discussed.
 - iv. Lake cleanup was discussed. Mighty Mowers will submit a quote.
 - v. **MOTION** made by David, seconded by Alex to approve up to \$2,000 for landscaping replacement in the cul-de-sacs. MOTION passed unanimously.

c. Mailbox repairs:

- i. Two mailboxes needed new light bulbs. Owners took care of it.
- ii. Greg Dempsey mailbox blew off during today's storm. (4571) Alex will reinstall for Greg.
- iii. We need a list of mailboxes that need to be repaired.

d. Compliance Run: Completed on Tuesday, 9/24.

e. New owner April 5th (4539 Trails Drive). We will update our database.

f. ARC Committee was dissolved earlier this year. Acting ARC is the current Board of Directors. REMINDER to all owners: Exterior modifications (improvements) require prior ARC written approval.

7. Next Meeting Date: Thursday, October 24th at 7pm (2025 Budget Approval)

8. Adjournment: With no further business to discuss, the meeting adjourned at 8:45pm.