



Homeowner's Association, Inc.

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## BOD MEETING MINUTES

24 September, 2025

Monthly Meeting

Present:	PRESIDENT	Michele (Mike) Arduini
	VICE-PRESIDENT	Andrew Diedrick
	TREASURER	Carol Sligh – not in attendance
	SECRETARY	Kristi Miller
	ACC CHAIRMAN	Steven Bross

Meeting was called to order at 6:36 pm by President Mike Arduini in physical attendance

**Approval of Minutes:** Minutes of August 27, 2025 meeting were approved, uploaded to Timber Pond III website

### Treasurer's report:

- Balance end of August 2025 was \$26,764.44
- Still owe one resident \$10 for overpayment
- Will need to raise dues due to the significant increase in insurance and landscaping

### President's Report:

- Last news letter has been posted on website
- Still working on new insurance policy, several quotes are in but are high
- Filed two cases with County: Right of way maintenance and mowing on Telfair, code violations for animals kept at the house on Belladonna Dr.

### Vice President's Report:

- We should consider sending notice to residents about dues increase prior to the annual meeting where it will be announced and money collected

### ACC Report:

- County closed complaint made for the house with chickens, roosters, and ducks on Belladonna since Code Enforcement Inspector did not hear or see animal activity during his 20 minutes visit. Inspector is not allowed to look over the fence
- To put in Hillsborough County code enforcement complaint, must provide name and valid telephone number
- Two bids are in for landscaping opportunity once current contract with Aaron expires. Aaron is fulfilling his contract through April 30, 2026. New bids are \$1000 and \$1200 per month. This will be a significant increase
- New contract will be put out to bid in the Spring of 2026 and start May 1
- Southern Roots Tree Service is ignoring board requests to remove trees from the retention area behind 1125 Belladonna. We will consider contacting the EPC and SWFWMD and file a complaint to get agencies involved if the company does not return to complete the work

### New Business:

- Annual Meeting will be December 11
- Raise dues by \$15 to cover increased insurance premium. Dues can only be raised 15% per year
- Send a separate news letter to announce due raise

### Old Business:

- June news letter was revised by President Arduini and will be uploaded to website

**Next Meeting:** 22 October 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

**Motion to Adjourn** by President Arduini, Second by VP Andrew Diedrick

**Meeting Adjourned:** 7:45 pm.