

Timber Lake HOA

March 25th, 2026 Minutes

- I. Call to Order: At 6:30 pm by President Jen Swan in the church on 4141 Apalachee Parkway.
- II. Secretary's Report: Secretary Eve read the February minutes, which were approved.
- III. Treasurer's Report: Treasurer Carries read February's Treasurer's report, which was approved.
- IV. ACC Report: Committee Head Victoria Tebet presented approved ACC requests for 4117 Sugar Bear Drive tree removal and 3434 Bent Willow Olive paint job.
- V. Old Business:
 - A. HOA Fees update: 13 homes haven't paid, including 1 rented home. Process after nonpayment explained, with next steps: certified letter with return receipts already sent out, and intent to lien via an attorney if needed.
 - B. Red light in front of the neighborhood: waiting on FDOT response.
 - C. Dickerson's contract increase for limb pick-up is underway.
 - D. Tree donation for the common park area was denied due to future maintenance issues.
- VI. New Business:
 - A. Action Item: Board members should print and highlight covenant sections to discuss with the lawyer for updates and modernization.
 - B. Action item for Secretary Eve Linton: research the legality of charging homeowners a card processing fee for HOA dues as a convenience fee next year
 - C. Tree falling from a neighboring property discussed: in Florida, the affected homeowner is typically responsible; the HOA is not involved, but ACC must be notified for removal.
- VII. Business from the floor: Addressed that in the future, card processing fees for HOA dues might be worth charging homeowners who use it instead of the HOA fund.
- VIII. Adjournment: 7:22

Respectfully submitted by Eve Linton, Secretary