

Timber Trails Community Association, Inc.
Board of Directors Meeting Minutes
Special Meeting March 3, 2023
Conducted via electronic submission.
Approved April 5, 2023

The Timber Trails Community Association Board of Directors met on March 3, 2023, to consider the document titled the “First Amendment to Amended and Restated Declaration of Covenants, Restrictions & Easements” as prepared by Steven L. Sugarman, Esquire.

The Discussion and Motion are as follows:

Hello TTCA Board,

The TTCA BOD has been discussing a deed restriction amendment with the assistance of the STRS Committee and Attorney Sugarman. We are now at the point of moving forward and we will need an official Board Motion to accept the language provided by Attorney Sugarman so that may be used by the marketing consultant to prepare the campaign.

I have spoken to Anne and Dan Bernheim and the suggested motion is printed below. I am requesting that someone call the motion, someone second and all Board Members provide their vote. Once this is done, I will type Special Meeting Minutes, and send that out for the Board to approve those minutes, and then this will be posted to the web site close to the time that the marketing consultant is ready to launch the education part of this campaign, I believe we are shooting for April 19th to begin the campaign.

The Short Term Rental Survey Committee, consisting of 2 active Members and one Board Member Emeritus from the PPCA Board and 2 active Members and one Board Member Emeritus of the TTCA Board, met on Monday Night, February 27, 2023, at 7:00pm via zoom.

The STRS Committee has reviewed the recommendations of legal counsel, including a proposed Deed Restriction Amendment (a copy which is attached hereto) to be considered by the Membership of each Community Association (PPCA and TTCA) and has retained the Services of Steven Moore, marketing specialist, to introduce and promote the proposed amendment to the Community Deed Restrictions which is intended to assist in managing the use of Community properties as Short Term Rentals.

The Board has reviewed and discussed the comments of the STRS Committee along with the proposed deed restriction amendment.

On a motion made by Rick Metzger, seconded by Joe Varacalli, ALL Members were in favor of the deed restriction amendment, 0 Members were opposed to the deed restriction amendment and 0 abstained. The motion carried. The Board will continue to discuss the process by which the Membership will be asked to provide consent to this amendment.

No further business was discussed at this meeting.

Respectfully Submitted,
Wendi Freeman, CMCA, PCAM
Community Association Manager
Timber Trails Community Association