Timberlake Owners Association, Inc.

c/o Elim Services, 1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Timberlake Owners Association, Inc., that there will be a meeting of the Board of Directors for The Timberlake Owner Association, Inc at the following date, time, and place:

Date: 06-30-26
Time: 6:00 PM – 7:30 PM
Place - Zoom Meeting https://us06web.zoom.us/j/6371187387
Meeting ID: 637 118 7387 | Dial in from mobile phone +1-646-931-3860 (use *6 to mute/unmute)
(Meeting is via Zoom. Elim's Physical Office Location – 1941 Mayport Road, Atlantic Beach, FL 32233)

Meeting Agenda:

1. Call to order
2. Establish Quorum
3. Review and Approve previous Minutes
4. Ongoing Business:
   a. Front Entrance Signs – - completed
   b. Exterior House Color – Color Palette Discussion (Abigail)
      1) ARB Guidelines update process
   c. Contractors
      1) Pool Service
      2) Cleaning Service
   d. Pool operations
      1) Filter – algae
      2) Revisit rock design
      3) Meet with Lucky's next week
      4) Pool signage
      5) Pool security

6. Tracker Action List Updates (Deesa/ BOD)
   - Lights
   - Pest Control
   - other
7. Compliance Review (Deesa)

8. Vantaca System Review (Deesa)

9. New Business
   a) Budget Process
   b) Annual Meeting Planning
   c) Board Training Requirement

10. Open Forum for Owners to address any agenda item (questions/comments– 3 minute limit – If we can answer immediately we will, otherwise we'll be happy to research and get back with you.)

11. ARB Review: - application for external paint change

Timberlake Owners Association, Inc.

c/o Elim Services, 1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886

Contact Information:

- Our neighborhood is deed restricted. A copy of our governing documents is available at www.ElimServices.com Click on "My Community" and search for Timberlake.
- If you need an estoppel or information for a sale, please go to our website and complete the online request.
- If you have a request regarding ARB's please email your inquiry to ARB@ElimServices.com
- If you have a request regarding assessments or a statement, please contact AR@ElimServices.com
- For other needs, please contact the office, M-F, 9 to 5, at Info@ElimServices.com
- As always, association **emergencies** should be directed to the 24/7 office line 904-241-8886.