

**Tiger Point Village Homeowners Association
Board of Directors Meeting
January 24, 2013
Minutes**

Directors Attending:

Bob Supinger
Allan Coad
Bill Goodman
Jim Early
Larry Bryant

Also Attending:

Cheryl Early
JoAnne Walczak
Joan Simmons
Kevin Etheridge—Association Manager

Call to Order:

The meeting was called to order at 5:00 p.m.

3614 Tiger Point Blvd. (Suffich):

JoAnne Walczak and Joan Simmons addressed the board concerning the continuing poor condition of the residence at 3614 Tiger Point Blvd. The association explained that the matter has been in the hands of the association attorney since late summer 2012. The attorney has a hearing scheduled with the judge on March 3, 2013. At that time, the association hopes that the judge will force the owners of the property to make corrections within a certain amount of time, or allow the association to make corrections on the property and lien the owners for the costs of those improvements.

Bob Supinger suggested that the attorney be asked if permission can be granted by the Suffich's children, which occasionally visit the property. Bob suggested that possibly a permission slip could be signed to give the association permission to take immediate action. Kevin Etheridge will ask Stephen Lowery, the association's attorney.

Approval of Minutes:

The Board of Directors reviewed the minutes of October 25, 2012. Bill Goodman moved to approve the minutes. Larry Bryant seconded, and the motion passed unanimously.

Financial Reports:

Kevin Etheridge reviewed the Association's Financial Reports for the period ending December 31, 2012. Kevin Etheridge also reviewed the association's aged receivables report, which indicated outstanding balances of \$10,540.50. These totals do not include attorney fees, which are owed to the association by many of the delinquent owners.

The Board of Directors discussed the continued problems with collections and discussed several different scenarios by which collections could be improved. Allan Coad suggested the possibility of using a collection agency for collections in hopes to streamline the process.

Committee Reports - Architectural Committee:

The board discussed the renovation taking place at 3752 Rajah Cove. Kevin Etheridge will email the owner of the property as it was originally thought that only interior renovation was taking place. However, the association board reported that exterior renovations were also occurring, and architectural approval is needed.

Landscaping:

Jim Early reported that Phase II of the landscaping project at the entrance has been completed by the contractor. The board will decide whether or not to complete Phase III in the near future.

East Entrance Landscaping:

Jim Early referred to an invoice that the association has received from the Tiger Point East Entrance Fund. Scott Mitchell of the Fairways Homeowner's Association heads this initiative. A letter from Mr. Mitchell indicated that the Tiger Point Village Homeowner's Association's portion is \$75.00 for 2013. This includes mowing along Tiger Point Blvd. east entrance (from the light to the park bridge). Also property taxes for the land being mowed, and maintenance (e.g., sign repairs). After discussion, Larry Bryant moved that the association pay the \$75.00 to the east entrance fund. Bob Supinger seconded, and the motion passed unanimously.

Jim Early also discussed his conversations with Scott Mitchell of the Fairways, as well of presidents of several homeowners associations in the area, concerning Tiger Point's proposal to fund the \$2,600.00 landscaping project for the east entrance, provided that the other associations commit to paying at least 50% of the project. Tiger Point will fund the other 50%. Many of these presidents are taking this matter before their individual boards and will be communicating back with Jim Early.

3501 Tibet Drive - parking violations:

Etheridge Property Management has sent three (3) letters during the last six (6) months to 3501 Tibet Drive concerning parking on both the lawn at 3501 Tibet Drive and the vacant home next door. Allan Coad and Jim Early have learned that Mrs. Renee Cobb, the owner of the property, has moved from Tiger Point Blvd. to Pensacola Beach. A phone number was provided and Kevin Etheridge will contact Mrs. Cobb concerning this issue. Mrs. Cobb has been made aware of the issue; however, the parking still persists. Allan Coad moved to fine Renee Cobb for the parking violations \$100.00 and the fine would continue upon board approval, if not corrected. Bob Supinger seconded. Motion passed unanimously.

Candidates for 2013-2014 Board:

The following candidates have been contacted and have expressed interest in becoming board members at the 2013 annual meeting:

- Jack Watson (Allan Coad)
- Cheryl Early (Jim Early)
- Ed Gailey (Roger Bontrager)
- Keith Beckworth (Bill Goodman)

Both Larry Bryant and Bob Supinger have both indicated that they may be willing to serve an additional term, or a shortened term, if the board was not able to fill all of its seats.

Scheduling of Annual Meeting:

After discussion, the board proposed the following:

Option 1: Tuesday, March 5 at 6:30p.m. - Tiger Point Country Club

Option 2: Tuesday, March 12 at 6:30p.m. - Tiger Point Country Club

Etheridge's office will contact the country club and discuss these potential dates for the meeting and the board will be notified after these discussions.

Golf Club Update:

Jim Early reported that the new owners of the golf club, the City of Gulf Breeze, had been purchasing new equipment and making improvements to the golf course facilities and the lakes. Aesthetics on the golf course have been very evident within the past few weeks.

Other Covenant Violations:

Bob Supinger moved that the property (1-2-A), the second house on the left coming through the Tiger Point entrance should be fined for multiple violations over the past few years. Currently board members have observed two vehicles being advertised for sale on the front lawn. The association has sent the owners of this property a number of letters in the past and the owner will be fined \$100.00. Jim Early seconded, and the motion passed unanimously.

Next Board of Directors Meeting:

The board suggested moving the Board of Directors meeting to Wednesday February 20, 2013 at 5:00p.m. at Community Life Center. Etheridge Property Management will contact Community Life Center to ensure a space will be available to hold the board meeting on this day. Board members will be notified if there are problems securing a location.

Adjournment

There being no further business, the meeting adjourned at 6:45 p.m.