

**Tiger Point Village Homeowners Association
Board of Directors Meeting
January 24, 2014
Minutes**

CALL TO ORDER:

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

DIRECTORS ATTENDING:

Allan Coad
Wanda Abshire
Jack Watson
Larry Bryant
Cheryl Early

ALSO ATTENDING:

Kevin Etheridge—Association Manager

APPROVAL OF MINUTES:

Cheryl Early moved to approve the November 14, 2013 Board of Director's meeting minutes. Larry Bryant seconded, motion passed unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the Association's financial reports through December 31, 2013. The income statement reflected:

Total revenues collected	\$73,022.86
Total expenses	\$64,493.87
Total net operating income	\$ 8,528.99

The balance sheet reflected year ending balances of:

Operating Account	\$12,448.99
Reserve Account	\$44,134.99

The Board of Directors also reviewed the association's Aged Receivables report, reflecting a total for receivables of \$5,520.84

The Board requested that the EPM accounting staff add addresses to the aged receivable report, in addition to lot and block number.

COMMITTEE REPORTS:

Architectural:

Larry Bryant reviewed the following plans with the board:

1. 1206 Ceylon Drive-New construction
2. 3816 Sabertooth-New construction

After review, the plans were approved.

Vacant Lots: Jack Watson discussed a recent complaint concerning vacant lots on Madura Road. Jack has taken the initiative to review a number of vacant lots within Tiger Point Village and suggested that the association send a letter to vacant lot owners, whose lots are overgrown, to cut, clean up, and remove debris from lots. The association will recommend that the lots are mowed/bush-hogged twice per year in the early spring, and again in August or September. Jack will submit the information to Kevin, with regards to the lots that will receive the letters and the letters will be sent to the vacant lot owners.

Website:

The directors discussed recent soliciting within the neighborhood, particularly a company advertising for roofing. The directors suggested the website notify owners there are contractors that are soliciting to do work in Tiger Point Village and owners will be urged to check backgrounds and preferably get references of any contractors before using them.

Landscaping:

Cheryl Early met with the association's landscaping contractor on the condition of the west entrance. Cheryl recommended that the association spend \$200.00 to mulch the west entrance and do some additional cleanup. The board approved the mulch and cleanup work and an additional \$200.00 for annuals, which will last through the next few months.

Cheryl also discussed pruning as needed for 106 crepe myrtles at the west entrance. The landscape contractor has agreed to do the pruning, at a cost of \$15.00 per crepe myrtle. Cheryl Early moved that the board approve the cost of \$15 per tree. Wanda Abshire seconded the motion, and the motion passed unanimously. Cheryl Early agreed to verify the number of crepe myrtles that need to be trimmed.

Information Sign:

Kevin Etheridge brought some information concerning upgrading the information sign on the Tiger Point Big Island. Cheryl Early will review the information and report back to the board at the next meeting.

Roads & Drainage:

The county has completed the cleaning out of the drainage easement on the north border within the past couple of weeks.

Security:

No report.

Yard of the Month:

The following were approved as winners for Yard of the Month:

- 3509 Willow Lane
- 3507 Sycamore Lane
- 4015 W. Madura

ANNUAL MEETING:

The Board of Directors discussed possible dates for the annual meeting, which is usually held in March. The board discussed possible dates of March 4, March 11, and March 18. Allan Coad will check with the Tiger Point Golf Club for availability.

**The annual meeting has been scheduled for 6:30 pm on March 11, 2014 at the Tiger Point Golf Club.

NEXT SCHEDULED BOARD OF DIRECTORS MEETING:

The next Board of Directors meeting will be at 5:00pm on Thursday, February 27, 2014, at the Tiger Point Golf Club.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:20p.m.