

**Tiger Point Village Homeowners Association
Board of Directors Meeting
February 27, 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
Bill Goodman
Cheryl Early

ALSO ATTENDING:

Jim Early
James & Charlene Fugate
John Bloodworth
Kevin Etheridge—Association Manager

APPROVAL OF MINUTES:

Larry Bryant moved to approve the January 24, 2014 Board of Director's meeting minutes. Bill Goodman seconded, motion passed unanimously.

JAMES & CHARLENE FUGATE:

James & Charlene Fugate introduced themselves as the new owners to the association and are building a home on Bagdad Cove. The Fugates expressed some concerns they had with regard to Tiger point Village Covenants and these issues were discussed with the board in detail.

The Fugates also mentioned a drainage issue at the intersection of Bagdad Cove and Tibet Drive.

FINANCIAL REPORTS:

Kevin Etheridge presented the Association's financial reports through January 31, 2014.

The balance sheet reflected balances of:

Operating Account	\$38,428.07
Reserve Account	\$44,144.36

The income statement reflected total revenues of \$26,460.35 and total expenses of \$171.90, for a net operating income of \$26,288.45. Kevin Etheridge noted that the association's legal fees indicated a credit for the month of January of \$3,437.77. This credit is due to collection of attorney fees expensed by the association in previous months and eventually collected from delinquent homeowners.

The association's Aged Receivables report reflected the 2014 dues, which have been charged, and the total amount, due to be collected, is \$37,863.48.

LANDSCAPING:

No report

INFORMATION SIGN:

Cheryl Early reviewed proposals from Bontrager Builders Group as well as Fast Signs. Cheryl presented a variety of options for the board to consider. These included: architectural type signs using a brick or stucco wall to encompass the sign, and refurbishing the existing information sign. The architectural design, submitted by Roger Bontrager, totaled \$7,994.99. Fast Signs had a variety of options, which ranged from \$785.43 to \$3,164.53.

During the meeting, the board considered several options for information board signs. After discussion, the Board of Directors decided to research the possibility of installing an electronic sign at the main Tiger Point entrance and using the current information board at the entrance to move to the Big Island. Kevin Etheridge and Cheryl Early will do some research concerning electronic signs to present to the board.

VACANT LOT CLEANUP INITIATIVE:

Jack Watson reported that letters had gone out to owners which have vacant lots that need to be maintained. Both Jack and Kevin Etheridge have received a few phone calls concerning some homeowners willing to clean up and maintain their vacant lots.

Jack also recommended the association look at asking homeowners to remove PVC pipe or other structures, which have been placed in the county right of way, along lot lines, to keep vehicles from driving onto properties. Kevin Etheridge will discuss this with the association's attorney Stephen Lowery.

ANNUAL MEETING DISCUSSION:

Wanda Abshire and Cheryl Early will work with the Tiger Point Golf Club to select the menu for Hors d'oeuvres preceding the Tiger Point Village annual meeting. The board established a budget of \$750.00 for the Hors d'oeuvres.

The Board of Directors discussed potential officers for the upcoming year. Wanda Abshire, Allan Coad, and Larry Bryant all have expiring terms, however all have agreed to resubmit their candidacies to be re-elected at the annual meeting.

RECONFIRMING ASSOCIATION COVENANTS:

Kevin Etheridge had recently had a conversation with the association attorney, Suzanne Blankenship of Coastal Law Group, indicating that the association documents may need to be reconfirmed by the State of Florida. After discussion, it was agreed that Kevin Etheridge and Allan Coad would either meet or have a conference call with Suzanne Blankenship to discuss.

John Bloodworth attended the meeting and requested that the board contact the county concerning the deteriorating condition of Ceylon Cove. Kevin Etheridge also indicated that Ceylon Court was in need of re-paving as well. Kevin Etheridge will contact the county to make the request.

YARD OF THE MONTH:

Wanda Abshire reported the Yards of the Month awards for February are the following:

- 3995 W Madura
- 3913 Tiger Point Blvd.
- 3754 Rajah Cove

ARCHITECTURAL:

Larry Bryant presented home plans for 3753 Rajah Cove. The plans were reviewed by the Board of Directors and approved.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:30p.m.