

**Tiger Point Village Homeowners Association**  
**Annual Members Meeting**  
**March 29, 2011**  
**Minutes**

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**Call to Order**

The meeting was called to order at 6:01 p.m.

**Establishment of Quorum**

Association Manager, Kevin Etheridge reported there were fifty-six (56) lots represented either in attendance or by proxy. A quorum was established.

**Approval of Minutes**

The members were given an opportunity to review the minutes of the 2010 Annual Members Meeting. Vincent Odenbrett moved to approve. Ed Sarrat seconded. The motion passed unanimously.

**Tiger Point Golf Club- Shanean Jones**

Shanean Jones, a representative for Tiger Point Golf Club, spoke about projects currently ongoing at the golf course and answered questions from the owners. They are redesigning the front nine on the west course and the grand reopening will be Memorial Day Weekend. There are also plans to contour the east fairways. A walking club has started and meets every Wednesday morning at 7:00 A.M.

**Nomination & Election of Directors**

Kevin Etheridge reported there were three (3) Board of Director seats, which need to be filled as of the Annual Meeting. Roger Bontrager nominated Wanda Abshire. Kevin Etheridge asked for other nominations from the floor. Homeowner Alan Coad volunteered. Travis McDonald moved to close nominations. Vincent Odenbrett seconded. The nominations were closed. Travis McDonald moved to accept the two (2) candidates as Board members for 2011. Larry Bryant seconded. The nominees were welcomed to the Board.

**Expenditure Report of 2010**

Kevin Etheridge reviewed the 2010 expenditure report as follows:

- 2009 Year End Total Current Assets \$37,364.63
- 2010 Income \$64,898.48
- 2010 Expenses (\$52,805.93)
  - Capital Improvements (\$ 2,802.38)
- 2010 Year End Balance Operating \$46,654.80
- 2010 Year End Balance Reserve \$17,889.44
- Year End Balance Reserve \$28,765.36
- Year End Total Current Assets \$46,654.80

**2011 Budget**

Kevin discussed the budget in detail. Owners in attendance were given an opportunity to review the 2011 budget. Several questions were addressed by Kevin Etheridge concerning budget items. Several 2008 and 2009 assessments were collected in 2010 although there are currently several lots that are still in arrears.

There are several lots in foreclosure, and other lots that are delinquent have liens that have been recorded by the association.

Major vacant lot cleanup expense was explained. The Board has discussed this in the last several meetings how to go about possibly using association money to clean up some of the lots for the benefit of the neighborhood. Kevin also discussed the fining process that has been established for violations. The Board imposes a fine to the owner for lots with certain violations or vacant lot cleanup instead of sending them straight to the attorney. In some cases where the issue is not resolved it is then given to the association attorney. This is where some of the legal expenses are incurred.

Travis McDonald questioned that there was a 65% increase since last year in lawn chemicals. Kevin Etheridge explained that the association switched the lawn company from TruGreen to Lawn Master and this is one reason expense budget increased. The scope of work and level of treatment has also been increased.

### **Committee Reports**

#### *Roads & Drainage / Security*

Rick Anderson addressed the speeding along Tiger Point Blvd. He has spoke with the police and they do routine patrol. In the past, the association has hired off duty police to watch over and patrol Tiger Point Village at a cost of \$30.00 an hour. Alex Goldberger will contact the Sheriff's office about these concerns.

Melissa Hagy also brought up the issue of speeding on Tibet and Tiger Point Boulevard and possibly putting up a three (3) way stop sign. Kevin Etheridge will contact the County about possibly putting in this sign. A four (4) way stop was also suggested for the Tiger Point Boulevard/Ceylon/Pennsylvania Avenue intersection.

#### *Architectural*

Roger Bontrager discussed the lots that were in need to being mowed and cleaned up. Roger and Larry Bryant went through Tiger Point and photographed many lots that need to be cleaned up. Roger also brought up the possibility of doing a onetime mow/cleanup and bill to the owner at their expense. Kevin Etheridge will get a final list of these lots and send letters to these owners in hopes they will take care of this matter.

### **New Business**

#### *Open Forum*

Owners expressed concerns over entering and exiting at both the west and east entrances, speeding in Tiger Point and other issues. The association's road and security committees will continue to work on these issues with the County.

### **Adjournment**

There being no further business Sharon McCortney moved to adjourn. Pete Simmons seconded. The meeting adjourned at 6:55 P.M.