

Tiger Point Village Homeowners Association
Board of Directors Meeting
May 22, 2014
Minutes

CALL TO ORDER:

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

DIRECTORS ATTENDING:

Allan Coad
Jack Watson
Larry Bryant
Brad Calloway
Cheryl Early

ALSO ATTENDING:

Kevin Etheridge—Association Manager

APPROVAL OF MINUTES:

The Board reviewed the minutes of April 24, 2014. Jack Watson moved to approve. Larry Bryant seconded, motion passed unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the Association's financial reports for the period ending April 30, 2014.

The balance sheet the following:

Operating Account	\$56,740.90
Reserve Account	\$44,166.07

After reviewing the Aged Receivables Report, the Board of Directors suggested that Etheridge Property Management send a third notice to homeowners which owe for 2014. The letter will indicate these owners will have until June 30th to pay for the 2014 HOA fees and if not, they will begin accumulating legal fees and liens will be filed.

PRESIDENTS REPORT:

Allan Coad discussed the items mentioned in several emails he had received during the month.

COMMITTEE REPORTS:

Drainage:

Allan Coad discussed the recent flood events and the ramifications experienced at Tiger Point Village. Allan indicated to the Board that he would reach out and discuss the problems with county officials on behalf of Tiger Point Village.

Landscaping Quotes:

Cheryl Early reported that bids had been revised to include more items, particularly on the Big Island, in the main contract. After review of the proposals and discussion, Allan Coad moved that the association sign a two-year contract with Mike Cibula, based on his proposal. Cheryl Early seconded the motion, and the motion passed unanimously.

Architectural:

Larry Bryant reviewed a fence, which approval was requested for 3912 India Cove. The fence was approved by the Architectural Committee at the meeting.

Covenant Violations:

Kevin Etheridge discussed the status of a number of covenant violations, which have been addressed within the association during the past month.

3501 Tibet Drive has installed parking pavers as a remedy for the association's request that they not park on the lawn. This particular home is occupied by renters and has 4 to 5 drivers living at the home. Kevin Etheridge indicated he is still receiving a number complaints concerning this property, in addition to the fact that complaints are received about the pavers in general. After discussion, the Board of Directors suggest that Kevin Etheridge discuss this matter with the association's attorney.

Vacant Lot Initiative:

Kevin Etheridge reported that the second notices were sent to vacant lot owners on May 18th.

Kevin Etheridge was asked by the Board to contact attorney Stephen Lowery concerning the responsibility of owners where houses previously stood, but the lot is now vacant. Kevin Etheridge will clarify with Stephen the odds of the association being successful in a lawsuit to force these owners to maintain these lots.

Yard of the Month:

No report.

Security:

Jack reported he has been unsuccessful in getting county officials to meet with him concerning evacuation preparedness.

NEW BUSINESS:

The next Tiger Point Village Board of Directors meeting was scheduled for June 26, 2014 at 5:00pm.

Cheryl Early reported that the information sign repairs for the sign at the Big Island have been scheduled.

Etheridge Property Management maintenance staff was directed to clean out the Tiger Point guard house and haul all items to the dump.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:05p.m.