

**Tiger Point Village Homeowners Association
Board of Directors Meeting
June 23, 2011
Minutes**

Call to Order:

The meeting was call to order at 5:00 P.M.

Directors Attending:

Allan Coad

Larry Bryant

Wanda Abshire

Roger Bontrager

Alex Goldberger

Jim Early

Also attending: Kevin Etheridge, Association Manager

Approval of Minutes:

Roger Bontrager moved to approve the minutes of May 26, 2011. Alex Goldberger seconded, and the motion passed unanimously.

Financial Reports:

Kevin Etheridge reviewed the Association's financial reports for the period ending May 31, 2011. Total revenues collected by the Association year-to-date \$53,619.86. Total expenses year-to-date \$21,051.43.

The Association's balance sheet reflected an Operating Account balance of \$45,775.29 and a Reserve Account balance of \$28,873.09.

Aged Receivables:

Kevin Etheridge provided a detailed analysis of the Association's delinquent accounts. The Association continues to pursue delinquent accounts which owe for delinquent assessments prior to 2011. The management company and the attorneys are working through a number of mortgage foreclosures and bankruptcies, and they have placed liens on number of properties. The Association is pursuing foreclosure on some of the liens where a higher balance exists.

Yard of the Month:

The following properties have been awarded Yard of the Month:

- ❖ 3631 Tiger Point Boulevard
- ❖ 1297 Calcutta Drive

Committee Reports:

Architectural: No report

Landscaping: Allan Coad reported that the appearance of the big island has improved, and Jim Early added that the entrance sign has recently been cleaned and pressure washed.

Security: Alex Goldberger reported that adjacent subdivisions have recently been reporting vandalism. Bob Supinger expressed some concern with solicitors in the area. Kevin Etheridge will investigate.

Unfinished Business:

Drainage Projects: The Board of Directors discussed the ongoing drainage projects on West Madura Road and Sabertooth Circle. Jim Early plans to contact Santa Rosa County Engineering Department to get updates.

Lot Cleanup Initiative:

Roger Bontrager distributed a letter which was reviewed by the Board. Roger moved that this letter be sent certified mail to the owners of vacant lots which have been classified as severe lots. Larry Bryant seconded the motion, and the motion passed unanimously.

Property Conveyance:

Jim Early reported that the Tiger Point Village Homeowners Association now owns two lots along Highway 98 which had been conveyed to the Association by CBM Investments (Robert Montgomery).

Facilities:

Etheridge Properties will send its maintenance staff to touch up paint the guard house.

Covenant Enforcement:

Bob Supinger suggested a copy of the Association's Covenants and Restrictions be sent to the new residents of 3623 Tiger Point Boulevard.

TPVHA Owners E-mail Addresses:

The Board of Directors discussed ways of better communicating with the Association members. It was decided that a letter requesting e-mail addresses and phone numbers be sent to all owners with the 2012 Annual Assessment Notices or the next association-wide mail-out. The Association would also like to add an area on the website where e-mail addresses can be submitted.

Next Meeting:

July 28, 2011—5:00P.M.

Adjournment:

The meeting adjourned at 6:20P.M.