

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

CALL TO ORDER:

The meeting was called to order at 5:02 p.m.

DIRECTORS ATTENDING:

Keith Beckworth
Jack Watson
Larry Bryant
Brad Calloway
Cheryl Early
Wanda Abshire
Allan Coad

ALSO ATTENDING:

Kevin Etheridge—Association Manager

APPROVAL OF MINUTES:

Larry Bryant moved to approve the May 22, 2014 minutes. Jack Watson seconded, motion passed unanimously.

FINANCIAL REPORTS:

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

After review of the association's balance sheet, which indicated an Operating Account balance of \$55,431.79 and a Reserve Account balance of \$44,175.76, Wanda Abshire moved to create a separate Reserve Account on the Balance Sheet, which sets aside \$30,000.00 for an Emergency/Natural Disaster Fund. Larry Bryant seconded the motion and the motion passed unanimously.

COMMITTEE REPORTS:

Architectural:

Larry Bryant reviewed plans for 3716 Bengal Road, for a new home construction. After review, the plans were approved.

Landscaping:

The Board of Directors discussed the planting of annuals at the Tiger Point Entrance. After discussion, it was agreed that Wanda Abshire & Cheryl Early would act as a committee to select annual flowers for the contractor, to be planted at appropriate times of the year.

Roads & Drainage:

Keith Beckworth reported that the county has patched street damage on Tibet.

Vacant Lot Initiative:

Jack Watson suggested the association select the worst three lots to submit to the Board, and discuss at the next meeting. **However, it was decided that the association would hold on this matter until questions could be answered on other issues.**

Security:

No report.

Yard of the Month:

The following were selected as 'Yard of the Month' for July:

3826 Saber Tooth Circle

1330 Ceylon Drive

COVENANT VIOLATIONS:

Kevin Etheridge discussed the lack of maintenance at a bank owned property at 3508 Willow Lane. Keith Beckworth has supplied information that the property is being managed by Five Brothers. After discussion, the Board of Directors moved that the property owner at 3508 Willow Lane be fined \$200.00 and \$100.00 for each week thereafter that the lot is not maintained.

It was also noted that 3480 Tibet should receive a letter for shrub trimming and to remove two dead palm trees.

NEW BUSINESS:

It was decided that the attorney, Suzanne Blankenship, would be invited to attend the association's next board meeting. The meeting will have to be coordinated with the Tiger Point Golf Club and Suzanne Blankenship's schedule. Kevin Etheridge will update the Board, once a date and time is confirmed.

The Board of Directors discussed the Williams issue on the vacant home at 3804 Saber Tooth Circle. The association has an opportunity to take a deed in lieu of foreclosure. Through the owners attorney and possibly take possession of the property. Kevin Etheridge will request that Stephen Lowery contact the bankruptcy attorney for the Williams in an attempt to get a key, with which the association Board of Directors can take a look at the inside of the home.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:50 p.m.