

**Tiger Point Village Homeowners Association
Board of Directors Meeting
August 25, 2011
Minutes**

Call to Order:

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

Directors Attending:

Allan Coad

Alex Goldberger

Larry Bryant

Bob Supinger

Roger Bontrager

Also attending: Homeowner: Mary Swenson (3852 Sabertooth Cir.) & guest Chris Mills, Property Manager: Kevin Etheridge

Approval of Minutes:

Alex Goldberger moved to approve the minutes of July 28, 2011. Bob Supinger seconded, and the motion passed unanimously.

Financial Reports:

Kevin Etheridge reviewed the Association's financial reports for the period ending July 31, 2011.

Swenson Violation (3852 Sabertooth Circle):

The Board discussed with Mary Swenson the violations which currently exist on her property.

1) A large trailer is parked in the driveway

2) Trucks & other flatbed trailers and a pile of dirt continue to exist on an adjacent vacant lot

According to the Swenson's they had approval from the adjacent lot owner to park these vehicles on the adjacent lot several years ago. The Board explained that this is still considered a violation of the covenants and restrictions. Ms. Swenson suggested that the Board allow her to leave the trailer in the driveway as they are continuing to renovate the inside of the home. Roger Bontrager volunteered to meet with the Swenson's at their home before any final decisions are made.

Committee Reports:

Roads & Drainage:

The road reconstruction at Sabertooth Circle has been completed. There are two new median islands which will need to be addressed with either dryscape landscaping or irrigated landscaping. The county has sodded these areas and they should be maintained by the association's lawn service contractor until a decision on the landscaping is made.

Landscaping:

Allan Coad suggested that the association's lawn service provider wait until the September meeting to attend.

Alan has also checked the association's irrigation system with the landscaper and they have come to the conclusion that the water sits in low areas around the curbs for several hours after watering. There is not a problem with over watering at the entrance.

Entrance Lighting:

Larry Bryant has installed two new LED light fixtures on the west side of the entrance sign. Larry asked Board members to compare both sides of the entrance as the east side still has the old lighting. Larry asked that the Board consider if a third LED light fixture needs to be added for both sides. Board members were asked to respond to Larry by email by September 1st.

Intersection of Pennsylvania Avenue & Tiger Point Blvd.:

Kevin Etheridge will research information regarding responsibility for trees which need to be trimmed around the fencing at this intersection.

Lot Cleanup Initiative:

Roger Bontrager reported that one lot has completed work on Madura Nine. Several others are lining up work either with private contractors or the association's recommended contractor.

Roger motioned that a second letter be sent to those vacant lot owners who have not responded. Allan Coad seconded. Motion passed unanimously.

Security:

Alex Goldberger reported continued problems with solicitors in the neighborhood. Kevin Etheridge was asked to send a letter to TruGreen Lawn Chemical Service in Gulf Breeze asking them not to solicit in Tiger Point.

Allan Coad also mentioned that at Nationwide there is a flash mob concern and suggested the association speak with the Sheriff's department on their plans for monitoring these types of activities. Alex Goldberger will contact the Sheriff's office.

Unfinished Business:

3623 Tiger Point Blvd. (commercial vehicles):

After discussion, Roger Bontrager motioned that another fine be levied on 3623 Tiger Point Boulevard from continuing to park commercial vehicles on the property. Bob Supinger seconded. Motion passed unanimously.

Waterways Lot Conveyance:

Kevin Etheridge has researched the association covenants and could find no language referring to lots conveyed out of the association. Larry Bryant suggested Kevin Etheridge contact the association's attorney to provide a legal opinion on a general course of action.

New Business:

Yard of the Month:

The yard of the month was awarded to 3635 Tiger Point Boulevard.

Adjournment:

There being no further business the meeting adjourned at 5:55 P.M.