

**Tiger Point Village Homeowners Association  
Board of Directors Meeting  
September 27, 2012  
Minutes**

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**Directors Attending:**

Bob Supinger  
Allan Coad  
Bill Goodman  
Roger Bontrager  
Larry Bryant  
Jim Early  
Wanda Abshire

**Also Attending:**

Steven Lowery  
Kevin Etheridge—Association Manager

**Call to Order:**

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

**Approval of Minutes:**

Wanda Abshire moved to approve the August 26, 2012 minutes. Bill Goodman seconded. Motion passed unanimously.

**Attorney Steven Lowery:**

Attorney Steven Lowery was asked to attend the meeting to review questions from the Board concerning the Association's Covenants and Restrictions. The primary focus of the discussion was architectural and fencing issues, lawns and vacant lots, terminology with regard to recreational vehicles parked on properties, and general strategies with regards to dealing with homeowner non-compliances.

**Financial Reports:**

Kevin Etheridge reviewed the Association's Financial Reports for the period ending August 31, 2012.

The balance sheet reflected the following:

Operating Account: \$28,600.12

Reserve Account: \$45,365.10

The Association's Aged Receivables Report indicated total outstanding Homeowner's fees and vacant lot-mowing fees of \$13,393.45.

Roger Bontrager moved to approve the Financial Reports. Wanda Abshire seconded. The motion passed unanimously.

**Landscaping:**

Allan Coad distributed proposals for the Tiger Point entrance landscaping renovation. Bids were received from New Roots Landscaping, Newkirk Landscaping, and Newland Landscaping. After discussion, it was agreed that the Board would conduct a special meeting with all three contractors on October 11<sup>th</sup> at 5:00 p.m. at the Community Life Center to review and allow contractors to make presentations.

**Security:**

Bill Goodman has received complaints concerning trespassers and vandalism on lots adjacent to the golf course.

**Roads & Drainage:**

Jim reviewed Buck Paulchek's report. The pothole on Tiger Point Blvd will be repaired on or before October 1, 2012 by the county.

Jim also indicated both he and Etheridge Property Management have received phone calls from homeowners on Tiger Point Blvd (just west of Pennsylvania Ave). These homeowners' properties abut a drainage ditch which runs between Tiger Point Village and Victorian Village. Homeowners are concerned their homes may flood as the water has risen dangerously high approaching their homes during recent rains. Jim plans to contact the President of Victorian Village to discuss the matter, as well as county officials, in hopes of reaching a resolution.

### **Architectural**

Roger Bontrager discussed the progress of the elevated home on Sabertooth Circle. Roger moved that the homeowners be required to cover the block structure with a hard coat stucco application and paint it to match the brick of the home. Wanda Abshire seconded and the motion passed unanimously.

It was also noted that it has been discovered that the property with the elevated home also has a shed, which was constructed several years ago. Roger Bontrager moved that the Association notify the owners that the shed must be removed. Larry Bryant seconded discussion. A vote was taken with Allan Coad, Roger Bontrager, and Wanda Abshire voting in favor. Bob Supinger, Jim Early, Larry Bryant, and Bill Goodman opposed. The motion failed.

### **Covenant Violations:**

Kevin Etheridge reported that 3614 Tiger Point Blvd remains in an unmaintained condition. Steven Lowery, the Association's attorney, is working through legal channels to force the owners to comply.

Other homes along Tiger Point Blvd which have received violation notices in the past couple of months seem to be improved at this time.

The home at 3733 Ceylon Drive (on the corner of Ceylon Drive and Ceylon Cove) has recently been mowed. The Association will continue to monitor the status of this vacant home.

### **Unfinished Business:**

Jim Early reported that the Boston Financial Group has obtained a mortgage to all of the golf course property and has released Meadowbrook from Golf Course Management.

### **Yard of the Month:**

The following were awarded Yard of the Month:

3627 Tiger Point Blvd  
3967 W Madura Road

### **2012 Budget:**

Kevin Etheridge will present a draft of a proposed 2012 budget to the Board of Directors for review. It was agreed that the Association Fees would be increased by 10% (\$13.00), increasing the dues from \$130.00 to \$143.00. All the additional funds generated by the increase will be added to landscaping.

### **Vacant Lot Clean-Up Initiative:**

The Association sent out letters to thirty to forty vacant lot owners within Tiger Point within the last two years urging them to clean up their vacant lots. Many of these homeowners have complied. After further discussion, Roger Bontrager moved that a letter be sent to two unmaintained vacant lots which currently have in-ground pools located on the property. Letters would be sent out by the Association's attorney Steven Lowery in hopes to have the pool removed and the lots maintained. Bill Goodman seconded. The motion passed unanimously.

### **Adjournment**

There being no further business, the meeting adjourned at 7:30 p.m.