

**Tiger Point Village Homeowners Association  
Board of Directors Meeting  
October 6, 2011  
Minutes**

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**Call to Order:**

The meeting was call to order at 4:47 P.M.

**Directors Attending:**

Allan Coad

Alex Goldberger

Larry Bryant

Bob Supinger

Roger Bontrager

Wanda Abshire

Jim Early

Also attending: Jack Watson & Kevin Etheridge

**Board Meetings:**

After discussion, it was agreed that Board meetings for the remainder of the year will take place on November 3<sup>rd</sup> and December 8<sup>th</sup> in order to avoid the Thanksgiving and Christmas holidays.

**Approval of Minutes:**

The Board of Directors reviewed the minutes of August 25, 2011. Alex Goldberger moved to approve. Wanda Abshire seconded. Motion passed unanimously.

**Financial Reports:**

Kevin Etheridge reviewed the association's financial reports for the period ending September 30, 2011.

Kevin Etheridge will check to be sure that the tax bills for the property acquired from Robert Montgomery will be billed to the association at the property manager's address.

The association's balance sheet reflected:

Operating Account	\$32,363.34
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Reserve Account	\$28,927.72
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**Committee Reports:**

*Landscaping:*

Allan Coad discussed the association's plans for landscaping the islands on Sabertooth Circle. After discussion, it was agreed that the association's landscaper would be asked to design plans for the two islands which will not require irrigation. The Board stated they would also like to inform the residents in the Sabertooth Circle area prior to the landscaping informing those residents of the type of landscaping to be installed.

New Roots Landscaping was asked to check sprinklers along Highway 98 on the east side of the entrance as they are spraying into Highway 98.

*Architectural:*

Roger Bontrager reported that he has received one request for an addition to a home however the plans were not complete.

*Lot Cleanup Initiative:*

The Board of Directors discussed the response to the vacant lot cleanup letters we received from Augie Brescia. The Board of Directors suggested Kevin Etheridge send the letters sent to Brescia along with Brescia's email response to Suzanne Blankenship to review.

Roger Bontrager will draft a third notice to vacant lot owners and fines will be mentioned for those that do not comply.

*Buddy Etheridge Home-West Madura:*

The Board of Directors discussed the condition of the property at 3950 W Madura Road. The house has been vacated and it is speculated that the Bank of America may be involved in a mortgage foreclosure. Kevin Etheridge will notify Bank of America of the condition of the property.

*Security:*

Alex Goldberger contacted the Santa Rosa County Sheriff's Department concerning flash mobs in the area. The Sheriff's Department does not monitor internet activity but will respond to public reports regarding flash mobs.

**Unfinished Business:**

*3623 Tiger Point Blvd. (commercial vehicles):*

The association has implemented two \$100.00 fines on the property for failure to remove commercial vehicles. Roger Bontrager moved that EPM send a letter requesting payment for the \$200.00 in fines as well as the association's legal fees. Larry Bryant seconded. Motion passed unanimously.

*3852 Sabertooth Circle (Swenson):*

The Board discussed the continuance of covenant violations with the large trailer parked in the driveway of this property as well as the property owner's storage of flatbed trailers, trucks, other supplies and equipment and the pile of dirt on the vacant lot just to the East of the Swenson property. Kevin Etheridge will provide Larry Bryant with the adjacent property owners name and phone number and Larry will make these owners aware that these items are being stored on their vacant lot.

Kevin Etheridge will verify that Mary Swenson is a owner of record on the property and further action will be taken concerning the enclosed trailer which is parked in the driveway.

**New Business:**

*Holiday Police Patrols:*

The Board of Directors will discuss plans at the November 3<sup>rd</sup> Board meeting for police patrols in Tiger Point during the holidays.

*Entrance Decorations:*

Kevin Etheridge will contact Lawn Master/Christmas Décor to get a price for decorating the main Tiger Point Village entrance. The association will request these decorations be installed the weekend before of the weekend after the Thanksgiving holiday.

*Yard of the Month:*

The following were awarded the yard of the month:  
3819 Tiger Point Boulevard and 1337 Ceylon Drive.

**Adjournment:**

There being no further business the meeting adjourned at 6:20 P.M.