

**Tiger Point Village Homeowners Association
Board of Directors Meeting
November 14, 2013
Minutes**

CALL TO ORDER:

The meeting was called to order at 5:05 p.m.

DIRECTORS ATTENDING:

Keith Beckworth
Allan Coad
Wanda Abshire
Jack Watson
Larry Bryant
Cheryl Early
Bill Goodman

ALSO ATTENDING:

Kevin Etheridge—Association Manager

APPROVAL OF MINUTES:

Bill Goodman moved to approve the September 26, 2013 minutes. Larry Bryant seconded, motion passed unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the Association's financial reports for the period ending October 31, 2013.

The income statement reflected the following:

YTD total revenues	\$72,286.91
YTD total expenses	\$56,070.49
YTD net operating income	\$16,216.42

Included in the expenses is a reserve transfer from the operating account to the reserve account for \$3,497.00.

The balance sheet reflected the following:

Operating Account	\$20,608.73
Reserve/Savings Account	\$44,112.68

PROPOSED 2014 BUDGET:

The Board of Directors reviewed the proposed budget for 2014, which keeps association fees at the 2013 rate of \$143.00 per lot, annually. After discussion, Brad Calloway moved to approve the 2014 budget. Jack Watson seconded, motion passed unanimously.

COMMITTEE REPORTS:

Vacant Lots:

Jack Watson has spent the past few weeks evaluating the lots, particularly those on Madura Road, W. Madura Road, and Ceylon Drive, those along the waterfront affected most by recent hurricanes. Jack suggested that a letter be drafted asking homeowners of certain lots in this area to mow their lots 2 to 3 times each year. This would be limited to lots that are cleared only (not wooded lots). Jack will provide EPM with a list of lots which should get the letters. Jack also noted that there are also several homes in Tiger Point Village which do not have house numbers. Jack will provide a list of the homes that should get a letter asking them to replace the house numbers, so that addresses can be easily identified.

Road/Drainage:

Kevin Etheridge will contact Santa Rosa County concerning the poor asphalt condition at the end of the cul-de-sac on Bagdad Cove.

Bill Goodman reported that he has continued to stay in contact with county officials concerning cleaning out of the drainage ditch on the north side of Tiger Point. Unfortunately, there are four homeowners that live along the north border that have been unresponsive or unwilling to sign the proper forms to allow the county to mow the drainage easement adjacent to their property. The county has agreed to mow all other areas of the easement without affecting the four owner's properties.

Landscaping:

The Board of Directors discussed the Tiger Point East entrance and considered adding funds to the 2014 budget, which would increase service under the lawn service contractor to cover spraying and periodically cutting back areas of the east entrance.

Architectural:

Larry Bryant discussed a new home architectural application for 1212 Ceylon Drive. Larry presented plans and they were reviewed at the meeting. The plans were approved.

Security:

The Board of Directors asked EPM to schedule periodic off duty Santa Rosa County Sheriff's officers to patrol and slow traffic in Tiger Point Village between Thanksgiving and New Years.

Yard of the Month:

Wanda Abshire has selected the following homes for yard of the month:

- 3616 Tiger Point Blvd.
- 1150 Ganges Trail
- 3849 Sabertooth Circle

UNFINISHED BUSINESS:

Fire Damaged Home 1-19-D Tibet Drive: The Board of Directors were encouraged by the improved condition and beginnings of reconstruction of the home on Tibet Drive. The Board asked Kevin Etheridge to send a letter to the owners of the property reminding them that there are two completely inoperable vehicles parked in the backyard of the property and these vehicles should be moved within 15 days.

Construction Site 2-18-H Rajah Cove:

The construction appears to be near completion, however, a large pile of sand, a portable toilet unit, and a trailer remain either on the property or in the area of the property. The Board of Directors suggested another letter be sent to the owner about these issues.

NEXT SCHEDULED BOARD OF DIRECTORS MEETING:

The next Board of Directors meeting will be Thursday January 23, 2014, 5:00pm at the Tiger Point Golf Club.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:10p.m.