

TIGER POINT VILLAGE HOMEOWNER'S ASSOCIATION

Annual Member's Meeting

April 27, 2017

Minutes

CALLED TO ORDER:

The meeting was called to order at 6:00 p.m.

OWNER'S ATTENDING:

Matt Peacock	Wanda & Dan Abshire
Bill & Barbara Balch	Allan & Cathy Coad
Jack Watson	Janice Grant
Bob Jarret	Travis McDonald
Richard Forsely	Mike & Linda Strickland
Lil Bloodworth	Suzanne Minnick
Harold & Deborah Johnson	Bob & Pat Supinger
Bill & Linda Thompson	Dorethea Young
John Taylor	Don & Moniqu Needle
Lynn Rogers	Roger Bontrager
Renee Cobb	John Stanhagen
Tom Fisher	Ryan Fowler
Mark Miller	Ron Wright
Joe DeStefand	Matt Bear
Joan Simmons	Dick Johns

ALSO ATTENDING:

Kevin Etheridge – Assoc. Manager

ESTABLISHMENT OF A QUORUM:

A quorum was not established for the Annual Meeting. The Directors with non-expiring terms will remain on the Board and the Board will accept nominations / volunteers to appoint for vacant Board of Directors seats.

The Annual Meeting was adjourned.

BOARD OF DIRECTORS MEETING:

President, Allan Coad, made his opening remarks, introducing the current Board Members. The current Board of Directors consists of the following:

Wanda Abshire
Matt Peacock
Bill Balch
Bob Supinger
Renee Cobb
Allan Coad

Dick Johns volunteers to serve on the Board of Directors and be appointed at the next Board of Directors Meeting.

MOSQUITO AUTHORITY:

Steve Robertson with the Mosquito Authority addressed the homeowners concerning services that they provide for residential properties. The treatments cover a 21-day cycle, during mosquito season. Mr. Robertson offered one (1) free, no obligation, treatment for Tiger Point owners attending the meeting.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the association's Financial Reports for the year ending December 31, 2016.

Revenues:	\$70,160.23
Expenses:	\$70,487.64
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Net Operating Income:	(\$327.41)

The Balance Sheet reflected, on December 31, 2016:

Operating Account:	\$4,374.64
Reserve Account:	\$35,706.30
Natural Disaster / Emergency Fund:	\$30,000.00
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TOTAL:	\$70,080.94

Also reviewed were the Financial Reports for the period ending March 31, 2017.

COMMITTEE REPORTS:

Wanda Abshire (Landscaping Committee) reported that the Board of Directors terminated the association's previous lawn service contractor and have entered a contract with a new lawn service contractor.

The sprinkler system on the big island is currently under repair. This area has two (2) irrigation wells, one (1) of which is being replaced.

Matt Peacock (Architectural Control) discussed with homeowners current and recent activity within the Architectural Committee. Matt outlined the process whereby homeowners can submit Architectural Request. Matt Peacock's contact information, for that purpose, is on the association's Website.

Bill Balch (Security) explained, based on his contact with the Santa Rosa County Sheriff's Office, that Santa Rosa County is the safest county in Florida. A distinction which the area should be very proud of. Bill went on to say that the Sheriff's Department has a website that reveals a wealth of information concerning online security and security concerns within the area.

Bill Balch (Roads and Drainage) discussed his recent contact with the county concerning erosion and wash out areas, which are being addressed by Santa Rosa County Public Works.

Travis McDonald, a Member in the association, expressed concern over drainage easements, which run north & south and east & west in the Tiger Point area, which need to be cleaned out. In the past,

the State of Florida has maintained the north / south drainage easement and Santa Rosa County (although they are not responsible for this area) have periodically maintained the east / west drainage area, just north of Tiger Point Blvd.

Renee Cobb (Yard of the Month) thanked the homeowner for their cooperation and creativity with keeping their yards in great shape. Each month, the association awards three (3) owners for the Yard of the Month.

RESOLUTION TO APPLY EXCESS 2017 OPERATING FUNDS TO RESERVES:

Don Needle moved to approve. Roger Bontrager seconded. Motion passed, unanimously.

NEW BUSINESS FROM THE FLOOR:

Homeowners continue to express concern for the unmaintained vacant lots within Tiger Point Village. The association, as it typically does, will notify owners and suggest options for vacant lot owners on maintaining their lots. Homeowners were reminded that there were areas on the north side of Madura Rd., in the Waterways HOA, which are not part of Tiger Point Village. The association often receives concerns about vacant lots in this area.

Roger Bontrager moved that the association Board of Directors use the association's attorney to notify vacant lot owners that fail to comply with the association's requests to maintain vacant lots. Wanda Abshire seconded. Motion passed, unanimously.

Homeowners also expressed concern for the need for repaving along the road, in front of the Tiger Point Golf Club. This road is used by many Tiger Point residents. Kevin Etheridge will try to make contact with representatives to see if anything can be done about this area.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:40 p.m.