

# TIGER POINT VILLAGE HOMEOWNER'S ASSOCIATION

Annual Members Meeting

April 5, 2016

## Minutes

---

### **CALLED TO ORDER:**

President, Allan Coad, called the meeting to order at 6:00 p.m. and welcomed all of the homeowners and guest attending the meeting. Allan introduced the Board Members and Committee Chairmen.

### **OWNERS ATTENDING:**

Daniel Abshire	Morrison Gable	Suzanne Montgomery
Barbara Balch	Alex Goldberger	Mary Needle
Jonathan Barrs	Sally Goldberger	Don Needle
John Bloodworth	Janice Grant	Lynn Rogers
Roger Bontrager	Grant Hibbard	John Rogers
Patrick Broadus	Shirley Hibbard	Joan Simmons
Larry Bryant	Marta Jacenyik	Debbie Stanhagen
Allen Coad	Debora Johnson	Michael Stricklin
Kathleen Coad	Susan Laenger	Robert Supinger
Edward Cormier	David Leonard	Patricia Supinger
Cheryl Early	Sharon McCortney	Travis Talley
Richard Forsley	Travis McDonald	Patricia Tierney
Representative of Fowler Rental Homes, LLC		JoAnne Walczak
Ryan Fowler	Mark Miller	John Watson
Richard Wojtys		

### **ESTABLISHMENT OF A QUORUM:**

Association Manager, Kevin Etheridge, reported 50 lots were represented at the meeting, either by attendance or by Proxy and a quorum was established.

### **SANTA ROSA COUNTY SHERIFF'S DEPARTMENT COMMUNITY SECURITY:**

Bob Johnson and Rich Halloway addressed the members and reviewed security initiatives in Tiger Point, provided reminders to residents of things that they can do to keep themselves and their property safer. The Sheriff's Department also provided pamphlets and other information related information related to home security. It was reported that the crime rate has increased 3.8%, primarily due to vehicle burglaries and the majority of those occur on unlocked vehicles. Santa Rosa County has one of the lowest violent crimes rates out of the 67 counties in Florida. Santa Rosa County rates 65 out of 67. Those interested in establishing a neighborhood watch program can go to the Sheriff's Department website, [www.santarosasheriff.org](http://www.santarosasheriff.org).

The Sheriff's Department addressed several questions from the homeowner's concerning children driving golf carts on the streets and how the Sheriff's Department handles noise and disturbance issues.

### **TIGER POINT GOLF CULB:**

Operations Manager, Rick Wolf, addressed the homeowner's. Rick reported that, on October 1, 2015, Integrity Golf out of Orlando Florida leased the Tiger Point Golf Club from the City of Gulf Breeze. The City of Gulf Breeze also owns the West Golf Course and continues to be responsible for the maintenance on that course. There are currently no plans for the West Course. Integrity is currently working on arefication of the East Course which will improve play and correct the current, compacted, conditions of the fairways and greens.

Rick also discussed the club membership, club house / restaurant facility improvements.

### **SACRED HEART HEATH GROUP:**

Justin Labroughto, Julie Fowley, and David Lockard addressed the members. Sacred Heart Health Group purchased approximately 10 acres at the corner of Highway 98 and Tiger Point Blvd. at the East entrance in 1999. Plans are to

build a 28,000 square foot facility. The projected completion date is September 2017. The facility will provide a variety of medical services.

Questions came from the homeowners concerning traffic patterns and the entrance and exit will be into the facility from Tiger Point Blvd. Justin Labroughto indicated that the State of Florida would not allow Sacred Heart Health Care to construct an entrance off of Highway 98 so the entrance off of Tiger Point Blvd. was their only option.

### **ELECTION OF DIRECTORS:**

Currently, there is one (1) Board of Directors position which has expired. That position is currently filled by Mark Baer. Mark indicated that he would agree to be nominated. After discussion, a motion was made a seconded to close nominations and re-elect Mark Baer for the Director position. The motion was seconded and passed, unanimously.

### **COMMITTEE REPORTS:**

Reports were given by the Architectural Committee, Landscaping Committee, Yard of the Month Committee and Security.

Jack Watson addressed several questions regarding the Vacant Lot Oversight Committee. Many homeowners were concerned about the overgrown condition of the vacant lots. Jack indicated, while there has been much success in getting vacant lot owners to clean up vacant lots, that many still have not and it is the committee's intention to continue to pursue having these lots maintained on a regular basis.

Bill Balch (Security) discussed a new section on the website, "Security Corner."

Cheryl Early (Landscaping) indicated that the association is very pleased with the performance of the current lawn service and negotiations were underway for a new contract.

Reports were also provided by Wanda Abshire (Yard of the Month) and Larry Bryant (Architectural).

Allan Coad encouraged owners to visit the association's website: [www.tpvhoa.com](http://www.tpvhoa.com).

### **EXPENDITURE REPORT 2015 – HOA FUNDS:**

Kevin Etheridge reviewed the association's financial standing as follows:

#### **Operating Account – Gulf Coast**

Beginning Balance 12/31/14	\$28,570.14
Total Revenues 2015	\$67,422.21
Total Expenses 2015	\$74,581.52
Total Revenue Transfer 2015	\$16,484.19

Ending Balance 12/31/15 \$4,926.64

#### **Reserve Account – Gulf Coast**

Beginning Balance 12/31/14	\$14,198.03
Total Reserve Transfer 2015	\$16,484.19
Total Interest Income 2015	\$59.49
Natural Disaster / Emergency Fund	\$30,000.00
Total Expenses 2015	

Ending Balance 12/31/15 \$60,741.71

### **RESOLUTION TO APPLY EXCESS 2016 OPERATING INCOME TO THE RESERVE FUND:**

John Bloodworth moved to transfer excess funds to Reserve at the end of 2016. Jim Early seconded. Motion passed, unanimously.

### **ADJOURNMENT:**

There will be no further business. The meeting adjourned at 7:20 p.m.