

TIGER POINT HOMEOWNER'S ASSOCIATION
Board of Directors Meeting
January 25, 2018

Minutes

CALLED TO ORDER:

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

DIRECTORS ATTENDING:

Wanda Abshire
Dick Johns
Bill Balch
Allan Coad
Bob Supinger

ALSO ATTENDING:

Nick Reed
Will Pertgande
Andi & Michael Lazurus
Tony Fritz

APPROVAL OF MINUTES:

Wanda Abshire moved to approve the November 30, 2017 Board of Directors Meeting Minutes. Bob Supinger seconded. Motion passed, unanimously.

FINANCIAL REPORTS:

Kevin Etheridge reviewed the association's Financial Reports for the period ending December 31, 2017. Below:

Revenues:	\$70,191.84
Expenses:	\$61,754.38
Net Operating Income:	\$8,437.46

The Balance Sheet reflected the following:

Operating Account:	\$12,444.08
Reserve Account:	\$39,652.32
Natural Disaster / Emergency Fund:	\$30,000.00
TOTAL Current Assets:	\$82,096.40

3620 TIGER POINT BLVD. – Nick Reed:

Mr. Reed discussed his 25' center console boat, which he wants to keep stored on his property in a location that is screened from view. The association's Covenants indicate boats of this type can be stored, provided they be camouflaged from view from both the street and adjacent lots. Reed has submitted fence plans to better conceal the vessel. Reed resides on an irregular shaped lot. After discussion, Allan Coad suggested a temporary, but not official, solution in which the boat must be stored behind a 6' tall fence and be camouflaged, including the T top to the vessel. The Board reserves the right to review the position and how well the boat is screened from view before

final approval is given. Dick Johns made the motion. Bob Supinger seconded. Motion passed, unanimously.

COVENANT VIOLATION(S):

It was noted that the large boat, which has been stored at the vacant lot at the corner of Ceylon Dr. & Ceylon Ct., is owned by Andy McKeown, a Tiger Point Homeowner. The association will send a letter to Mr. McKeown to have the boat removed, immediately.

Will Pertgande addressed the Board concerning the construction site at 3726 Bengal Rd. The construction site has been left messy by the construction company. A violation letter was sent out on January 25, 2018 from the association.

Bob Supinger discussed the violation at 3617 Tiger Point Blvd., whereby the homeowners of the property continue to have loads of debris, which come onto the property on trailers for short periods of time, particularly on weekends. Etheridge Property Management was asked to contact the association's attorney and have a violation letter sent in this regard. In addition, the attorney should notify the attorney that the lawn has been rutted out by vehicles, and the yard must be restored to its original condition.

Michael & Andi Lazurus addressed the Board concerning a violation letter that they'd received for a sign which they've placed on their property asking residents to slow down. The Lazurus' understood the reason that association notified them and asked them to remove the sign, however, they requested that the association do something to slow down traffic in this area. After discussion of several possibilities, Allan Coad suggested that both Allan Coad and Wanda Abshire meet with the Sheriff's Department to discuss the speeding issues in this area.

SECURITY:

Bill Balch updated the Board on the suspicious vehicle which had been reported on the Golf Court within the last 30 days. The vehicle belonged to a homeowner. The issue was resolved.

NEW BUSINESS:

Allan Coad addressed the Board and informed them that he would be stepping down as President of the Board at the association's Annual Meeting this Spring. Allan moved to elect Wanda Abshire to succeed him as President. The motioned was seconded and passed, unanimously.

Tony Fritz & Andi Lazarus both expressed interest in becoming Board Members and asked that their names be placed in nomination at the upcoming Annual Meeting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:15 p.m.