

**Tiger Point Village Homeowners Association  
Board of Directors Meeting  
August 26, 2012  
Minutes**

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**Directors Attending:**

Bob Supinger  
Allan Coad  
Bill Goodman  
Buck Paulchek  
Larry Bryant  
Jim Early  
Wanda Abshire

**Also Attending:**

Vince Odenbrett  
Kevin Etheridge—Association Manager

**Call to Order:**

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

**Vince Odenbrett 3705 Tiger Pt. Blvd RV Issue**

Mr. Odenbrett addressed the Board concerning the letters he had received concerning storing the motor home on his property at 3705 Tiger Pt. Blvd. Mr. Odenbrett believes that the Association's Covenants and Restrictions are vague and that the RV is camouflaged on his property.

The Board of Directors discussed the situation and Kevin Etheridge will take photographs of the Odenbrett RV when it is on the property and send the photographs to the Association's attorney for a ruling.

**Approval of Minutes:**

The Board of Directors reviewed the minutes of July 27, 2012. Buck Paulchek motioned to approve. Bob Supinger seconded. Motion passed unanimously.

**Vacant Lots Initiative:**

Attorney Steven Lowery will be asked to review the Association's Covenants and Restrictions concerning vacant lots and determine whether or not vacant lots that have previously had improvements on them are still considered vacant lots or are they required to be maintained as if improvements existed.

**Financial Reports:**

Kevin Etheridge reviewed the Association's Financial Reports for the period ending July 31, 2012.

The balance sheet reflected the following:

Operating Account: \$30,508.22

Reserve Account: \$45,343.92

**Landscaping Front Entrance:**

Allan Coad apologized for delays concerning the plans for the front entrance landscaping and it is expected that bids will be available for the September meeting for the Board's review.

The Board of Directors discussed the contract with New Roots Landscaping and the Board expressed dissatisfaction with the maintenance services received. Allan Coad indicated his plans were to speak with Roth Friar of New Roots Landscaping about their performance. Allan also suggested that he may entertain bids for the contract ending date of December 31, 2012.

**Association Website**

The Security Committee suggested that an alert be placed on the Association's website concerning criminal activity which has occurred in recent weeks.

The Roads & Drainage Committee plans to install a lockbox at the Security Guard Hut so that all Board Members will have access to the Security Hut. Traffic cones will be placed at the Security Hut and be used to mark damaged roads if needed. Bill Goodman discussed the need for a traffic light at the intersection of Tiger Point Boulevard and Hwy 98. Bill has been investigating traffic crashes and fatalities in the area and is waiting on another report from Tallahassee. Once this report is received, Bill will send the report to Kevin Etheridge and a letter will be sent to Doug Broxson, the local State Representative.

### **Covenant & Restriction Update**

#### **3606 Tiger Pt. Blvd**

Bob Supinger suggested the Association continue to send photos to the owner, Mr. Louis Raupers, concerning the condition of his property and the continuance of parking on the lawn.

#### **3614 Tiger Pt. Blvd**

A letter will be sent to the owners concerning a door missing on the mailbox.

#### **3818 Tiger Pt. Blvd**

Owners will be informed that the residents are frequently parking on the lawn.

Concerning the Covenants in general, the Board of Directors discussed ambiguities and desired clarification concerning the Association's revised bylaws; in particular concerning sections of the Covenants which address vehicles which can be parked on the property. Kevin Etheridge suggested that attorney Steven Lowery be asked to attend the next Board Meeting so that several of the legal questions could be addressed. Roger Bontrager also suggested that the attorney be questioned as to whether or not the Association is allowed to enter lots to perform work if the work is not completed by the owner. Roger referred to Article VI Section 10, Record Book 450 Page 353 of the Association Covenants.

### **Yard of the Month**

The Yard of the Month went to 3774 Bengal and 3974 W. Madura Rd.

### **Architectural**

Board of Directors discussed a house elevation on Saber Tooth Circle owned by Jim and Linda West. Larry Bryant moved to approve the West's design as presented. Wanda Abshire seconded and the motion passed unanimously.

Another question to be addressed by the Association's attorney would be whether or not the Association can force owners to remove in-ground swimming pools from abandoned, vacant lots.

Roger Bontrager presented drawings of a fence which was previously approved by the Architectural Committee. The Association has been challenged by an adjacent lot owner claiming it blocks his view of the golf course. After discussing, the Board of Directors stood firm on the Architectural Committee's decision that the fence complies with the Association Covenants. This was a unanimous decision.

### **Next Board of Directors Meeting**

September 27, 2012

### **Adjournment**

There being no further business, the meeting adjourned at 7:05 p.m.