

# **TIBURON WEST HOMEOWNER'S ASSOCIATION**

## **Annual Meeting Minutes**

March 8, 2018

### **Minutes**

#### **CALLED TO ORDER:**

The meeting was called to order at 7:05 p.m.

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

There were 22 lots represented at the meeting either via Proxy or attendance, establishing a quorum for the meeting was established.

#### **APPROVAL OF MINUTES:**

The homeowners reviewed the March 9, 2017 Annual Meeting Minutes. A motion was made and seconded to approve the minutes.

#### **FINANCIAL REPORTS:**

Kevin Etheridge reviewed the association's the Income Statement and Balance Sheet for the year end of 2017.

Also reviewed were the Income Statement and Balance Sheet from January 1, 2018 through February 28, 2018.

#### **ELECTION OF DIRECTORS:**

The Tiburon West Board of Directors is currently:

Bill Schutt  
Anna Street  
Alexander Musacchia  
Lee Bracket  
Shane Dawsey  
Gena Richardson

The following were nominated as directors for the Board of Directors.

Jon Busen  
James Cozby

A motion was made to change the composition of the Board of Directors to eight (8) Board Members. The motion was seconded and passed unanimously.

#### **UNFINISHED BUSINESS:**

Kim Soury updated the homes on her communications with Santa Rosa County concerning area flooding. Santa Rosa County has approved funding for a project to resolve the flooding issues and the project is currently in engineering. The actual project is expected to start late summer – early fall 2018.

The members discussed closing off the Holiday Builders lot on Hilarita. Holiday Builders have indicated that they would allow the association to construct a fence to close off this area, provided the association's attorney draft a Hold Harmless Agreement to be signed by both parties.

Kevin Etheridge was asked to check with the association's attorney to see if the association can force Holiday Builders to do anything to expedite development of the lot.

#### **STREET LIGHTING IMPROVEMENTS:**

Bill Schutt discussed his conversations with Gulf Power and suggestions to change the eleven (11) street lights within Tiburon West to LED's. After discussion, a motion was made and seconded to change to LED lighting and, once completed, evaluate and then a decision can be made on whether or not to add three (3) to four (4) more lights at a later date or change some of the light fixtures to cobra heads. The motion was seconded and passed unanimously. The members noted that they would like to have an electrical outlet installed at the Tiburon West entrance to install Christmas decorations. Etheridge Property Management will evaluate the condition of the lighting at the entrance and install an electrical outlet.

#### **ARCHITECTURAL CONTROL BOARD:**

Bill Schutt asked for volunteers for the Architectural Committee.

#### **NEW BUSINESS:**

The Annual Yard Sale for the association is scheduled for April 14, 2018.

Residents were urged to be courteous and not parking in the street or on their lawns. Garbage cans should be stored out of view and removed from the street after pick-up.

#### **ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:25 p.m.