

**Tiger Island Sportsman's Club Owners Association  
Owners (TISCOA) Meeting  
April 20, 2024 Minutes**

The meeting was called to order by Jose Rubio at 12:25 pm on April 20, 2024.

Jose asked that all present please sign in on the hold harmless agreement for the use of Joe Reichert's property and thanked Joe for allowing the meeting to be held on his land. Thirty six (36) owners and guests signed in to the meeting.

- Jose Rubio introduced the current board members:

Jose Rubio -President  
Joe Reichert-Vice President  
Lisa Freyre - Treasurer  
Cathy Martinez - Secretary  
Jason Hemenway-Member

Eric Stockwell-Member  
Charles Schommer-Member  
Johnny Klimek-Member  
Terry Tomlinson-Member

- Lisa Freyre, Treasurer, went over the TISCOA 2023 Financial Report which was distributed to members at the meeting. Richard (Zack) Zakrzewski motioned to accept the report as printed and was seconded by Joe Reichert. A vote was taken and it was approved unanimously.
- Jose Rubio discussed road maintenance
  - He thanked members who mow along their own property. It saves money for road maintenance projects. There was discussion about owners who do not or are unable to mow along their own properties.
  - Arnie Hemenway stated that there are several old culverts that will need to be replaced in the near future throughout Tiger Island. There was discussion about the culverts that have been replaced. Jose stated that the board members will be driving around TISCOA after this meeting to check the road conditions and areas of concern.
- **Old Business**
- Lisa Freyre discussed the electronic gate bids received by the gate committee. The cost to install one electronic gate ranges between \$30,000 - \$33,000. This does not include any type of maintenance plan. There was discussion about the pros and cons of this project. Eric Stockwell motioned that we not install an electronic gate due to the high cost involved. The motion was seconded by Phyllis Pruitt. A vote was taken and it was approved unanimously to not pursue electronic gates at this time.
- **New Business**
  - Lisa Freyre stated that the gate locks have not been changed in 14 years. She obtained bids for new lock and keys. The cost of replacing the six locks and 600 keys is estimated at \$7258.00. The number of keys was based on the number of lots in Tiger Island with each lot allotted five (5) keys as long as their road maintenance dues are current. Lots that are not current on their road dues would receive one (1) key until dues are brought up-to-date. Extra keys over the five (5) allotted keys would be \$22 each. David Medeiros motioned to replace the locks and keys. Becky Pruitt seconded the motion. It was approved unanimously. Gate locks will be replaced one at a time and a key exchange meeting will be arranged for owners. A notice will be mailed to all owners when the date/time is selected for the key exchange.

- There was discussion about the gate being left open frequently. Members are asked to close the gate each time they enter/exit Tiger Island. There was a camera at the gate but it, along with the dog pen, have been stolen. The same people are leaving the gate open. It was brought up that the area around the gates is run down and need to be spruced up. The board asked for volunteers to assist with this task.
- Question raised about road trimming. It was discussed that if owners are not trimming along their road, can they be billed by the board for the cost of trimming their property.
- A proposal was made to raise the road due by \$50 to \$300 for the first lot and \$100 for each adjoining lot to cover increased cost of road maintenance beginning in 2025. There was discussion about what can/cannot be done with road dues. Does it include trimming? Can professional trimmers be hired? Jose explained that trimming has been paid with road dues in the past, if funds were available. Tyler Sheff motioned to raise the road dues \$50 to \$300 per lot and adjoining lots owned by same owner(s) remain \$100 for each adjoining lot. The motion was seconded by David Medeiros. After discussion, a vote was taken. There were 35 yeas and 6 nays. Motion approved.
- A member asked about possible liability for injuries on roads within Tiger Island. All property within Tiger Island is private. Individual lot owners are responsible for their own property, including half of the road along their land. Someone explained the "Assumption of Risk" legal term which can be added to the TISCOA by-laws. It was decided to do a proxy vote by U.S. Mail for the proposal to amend the by-laws to include a "Assumption of Risk" clause. Lisa will check into the legal terminology.
- Diana Lizak stated that the Buck Trail gate is sagging and needs to be repaired. Jose asked Arnie to look at it and see if he could adjust it so it works properly. Arnie said he would check it out.
- Discussion about dogs running hogs through properties. It was explained that TISCOA is only responsible for road maintenance and upkeep.
- There was discussion about when gates are left open, people, many times tourists from out of the area, are entering Tiger Island and being locked inside the gate calling Lisa about how to get out. Lisa then tries to reach someone inside Tiger Island to let them out. R.L. Hill made a motion that when someone is trapped inside the gate and calls Lisa, they will be told that their only option is to call the Levy County Sheriff's Office non-emergency phone number for assistance. Seconded by Ray Martinez. Vote taken and approved unanimously. There will be a sign made for each gate about all property within Tiger Island being private property, enter at your own risk, and what to do if someone accidentally gets locked inside gates.
- A question was asked about owners allowing their guests to hunt on their property entering adjoining properties without permission. They should speak to the property owner, board does not handle these types of issues.
- Concern raised about the road condition of Gator Walk. The board will address after this meeting.

- **2024-25 Board Member nominations and vote**

- Jose asked if there were any other members interested in serving on the board and no one volunteered. Jose then asked all current board members if they would be willing to serve for 2024 and they agreed.
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- **Closing**

- Motion to adjourn meeting made by Christine Reichert, seconded by Joe Reichert. Vote taken and all approved. Meeting adjourned at 1:25 PM.

Respectfully submitted – Cathy Martinez, Secretary