

TISCOA Land Owners Meeting | MINUTES

Meeting date | time: **3/7/2019 11:00 AM** | Meeting location *Tiger Island, Clayton Rd entrance gate, Cedar Key, FL*

Meeting called by	Jose Rubio (President)	Attendees
Type of meeting	Land owners annual meeting	A list of attendees is maintained by Richard Zakrzewski (Secretary) on a sign in sheet
Facilitator	Jose Rubio	Board members: President: Jose Rubio, Vice Pres: Joe Reichert, Treasurer: Lisa Fryre, Secretary: Richard Zakrzewski, Board Members: Arnold Hemenway, Charles Schommer, Bill Pruitt (not present), Jason Hemenway (not present) and Johnny Klimek (not present).
Note taker	Richard Zakrzewski	
Timekeeper	Richard Zakrzewski	

AGENDA TOPICS

Time | *11:15 pm* | Agenda topic - *Meeting Opens* | Presenter *Jose Rubio*

Discussion: Annual meeting called to order.

Conclusion: When all action items are presented and a motion is made to end the meeting.

Action items	Person responsible	Time
Opening comments and welcome. Notified all members that meeting is recorded for the purpose of accurate minutes typed by the secretary.	Jose Rubio	3/7/2020 11:15 AM
Administrative notes requesting owners to sign the sign in sheet and sign a hold harmless agreement for the use of Joe Reichert's property for the cookout following the owners meeting. Made available copies of last year's owners meeting minutes and copies of board of directors meetings minutes that occurred throughout the year. Read agenda for meeting.	Richard Zakrzewski	3/7/2020 11:16:30 AM
Treasury report reviewed and justification for expenses including cost of road repairs, keys and locks, admin expenses. During and after the meeting Lisa had Tiger Island stickers and accepted money for annual dues. Discussion about those who have not paid dues. There are 3 owners who have not paid for a few years. Lisa requested that we take them to court for nonpayment during 2020. A question came up about not spending the money on court costs but after discussion it was decided to set the precedence to pay actions was required. It also costs to continue to re-file the lien each year. As a community all present agreed. Lisa requested that if anyone wanted to lease their property to go through her because she has paperwork for liability and responsibility. Motion made by Joe Reichert and second by Michael La Cross. All present votes were AYE, no NAY votes.	Lisa Freyre	3/7/2020 11:26 AM

Agenda topic – Road Repair (no work required on culverts last year) | Presenter *Jose Rubio*

Discussion: Jose Rubio stated that last year we had some heavy flooding. Requested people clean culverts so water will flow through faster. Board discussed buying EMT pipe to mark where the culverts are located and encouraged all those who pass the area to clean out debris if it is present. Culverts will be painted orange. Jose asked to not throw carcasses in the drainage areas. Leave the carcass on your property and it will be gone very soon.

Conclusion: This year 57 rock was used on the roads for repair. It is more expensive than lime rock but it does not wash away and over several years of using the rock the roads will continue to improve.

Action items	Person responsible	Time
No action required.	Board of Directors	3/7/2020 11:33 AM

Agenda topic – Keys, Locks and Leaving Gate open | Presenter *Jose Rubio*

Discussion: Jose brought up the issue of people leaving the gate open and that if this is done it must be intentional because you must have the key in the lock to lock it. Michael La Cross mentioned that a couple years ago we discussed a fine system for those who leave the gate open. Jose said we are looking again at a camera system because the prices have come down. A system was determined on fines and we will research how much it will cost. Lisa Fryer will look up prices and get with Richard Zak on sending out a proxy vote for approval. The new camera system would have a live feed. Question was asked if there is the same issue of leaving the gate open at the other entrance (Buck Trail) and Lisa said no. There was a question about an electric gate but it would be expensive and when the gate breaks down it isn't feasible to get it repaired quickly and the maintenance isn't worth the cost. Moody Grade Road was mentioned and Lisa asked that if anyone has something that states Moody Grade is off limits to please let her know because there is nothing on file with the county (property appraiser).

Conclusion: Cost of cameras will be assessed and proxy vote sent out to determine if owners want to use dues for cost and implement fine system for those that leave the gate open.

Action items	Person responsible	Time
Lisa Freyre and Jose Rubio will look at camera cost and internet fees. Richard Zak will send out proxy vote with notification of purpose and implementation policy.	Board of Directors	3/7/2020 11:40 AM

Agenda topic – *Mowing and Trimming sides of Roads* | Presenter *Jose Rubio*

Discussion: Jose commented that we should continue to do as we have the past two years and owners work on keeping the roads cleared and trimmed. It saved us money and will continue to do so if we all put in some effort. Michael La Cross mentioned that we may need a combined work effort at some of the intersections because people can sometimes go fast (especially on 4 wheelers) and it can be hard to see them because of the brush at the corners. There is a concern about doing work on other peoples property and Lisa said just let her know and she will let the owner know.

Conclusion: Owners will continue to clear roads and mow the sides of the roads. Let Lisa Fryre know if there is an area not on your property that you wish to clear and she will let the property owner know.

Action items	Person responsible	Time
Continue to mow roads and trim to save cost of paying for it.	Owners	3/7/2020 11:43 AM

Agenda topic – Trespassing | Presenter Jose Rubio

Discussion: Jose responded to a comment about trespassing and stated the landowner or person with evidence must contact FWC or the sheriff's office. We can and have prosecuted people successfully for trespassing. The board of directors only gets involved if the person is prosecuted and then a \$1000 reward is given to the person who provided information as long as it leads to the arrest and conviction for trespassing, stealing or vandalizing property in Tiger Island

Action items	Person responsible	Time
Nothing required unless owners report trespassers.	Owners and Board of Directors	3/7/2020 11:45 AM

Agenda topic – Open Discussion | Presenter Jose Rubio

Discussion: Question was asked if the culverts on Clayton Road will be replaced. Jose sated that we know they require replacing and when it dries up, then we plan on replacing those culverts. Additional comments were made about doing a deer, hog, turkey and water moccasin contest. Charles Schommer volunteered to put a game board up. No other open comments were mentioned. Suggestion was made for a trophy for each. Details would need to be determined on how to measure. (Weight, antler size, length...)

Action items	Person responsible	Time
If culverts and ditches dry out enough, the board will vote to replace the culverts on Clayton Road.	As stated	3/7/2020 11:47 AM

Agenda topic – Board of Directors Nominations | Presenter Jose Rubio

Discussion: Jose asked if all current board members wanted to stay in their position. All current members said they would remain. Jose mentioned that Cathy Martinez will take back over the web site. Michael La Cross voted to keep current board member's, motion was second and approved by all present.

Conclusion: Board members will remain the same.

Action items	Person responsible	Time
No action required	Board Members	3/7/2020 11:48 AM

Agenda topic – Adjourn Meeting | Presenter Jose Rubio

Conclusion: Jose made a motion to adjourn the meeting, all present second the motion and the meeting ended at 11:48 AM 3/7/2020.

Observers: None

Special notes: None