

TISCOA Land Owners Meeting | MINUTES

Meeting date | time: 4/23/2022 12:00 PM | Meeting location *Tiger Island, Clayton Rd and Foxtrot, Joe Reichert's property, Cedar Key, FL*

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| 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: Eric Stockwell, Charles Schommer, Bill Pruitt, Jason Hemenway and Johnny Klimek. |
| Note taker | Richard Zakrzewski | |
| Timekeeper | Richard Zakrzewski | |

AGENDA TOPICS

Time | 12:35 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. Please sign in and sign hold harmless agreement. Introductions of the board members by Jose. Jose mentioned that we are looking for someone to transition in to the secretary position. Will work with Zak for a year and then assume duties. | Jose Rubio | 4/23/2022 12:35 PM |
| Jose pointed out that there have been problems one of the owners and that he was out on the road near the meeting "working" on the road and taking material from the road. The board voted to have 57 rock put on the road in front of Richard Wright's and now he is doing unauthorized road work and removed all the 57 rock that was put in front of his property so the board will have to address this through the State's Attorney Office. Lisa F. said we need a proxy vote because we do not have enough owners to vote to address this situation with Richard Wright. Question was posed, do owners need board approval to do work on the road at their own property. Lisa answered, owners can do work on the road in front of their own property and the answer is no board approval is not required. But Richard Wright took away material that was paid for by the owners and made it worse. Now he's doing work on roads nowhere near his property, which is not authorized. Jose explained that the water flow in Tiger Island is good, especially compared to other hunting lands in Florida. Jose also encouraged people to clear debris from the culverts to keep them flowing. Also, be courteous to your neighbor and please don't target practice early in the morning during hunting season. | Jose Rubio | 12:37PM |

| Action items | Person responsible | Time |
|--|--------------------|----------|
| <p>Another issue is the four wheelers tearing up the roads and one owner mention loud music and Jose stated that was Richard Wright also. Jose said the owners have to call the sheriff's office or game warden and file a harassment of hunters, which you can get a ticket for. Joe Reichert said he made a compliant was told it was private property. Jose said to continue to make complaints and that is more for a file for the State's Attorney. Lisa F. said the people who have the right to complain are the adjacent landowners because it directly affects them. But some owners don't want to get involved because of backlash but that is actually helping cause the problem. One owner suggested we implement a policy that owners can't work on roads other than on their property and only board can approved roadwork and if someone does work they are trespassing. Jeanne Pinto said that Richard Wright's contention is that he is doing work on his roads. It's going to have to be a legal matter. Lisa Freyre said this has been a battle for ten years and we've tried to work it out peacefully but Richard Wright is not agreeable and we need to explore every way we can to resolve this and come together as owners to resolve it. Jose asked that people lock the gates and stated maps are available to show the roads. The owner's names are outdated but the roads are the same.</p> | | |
| <p>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 meeting. Requested people update address if they did not receive a notice card for meeting. Also requested e-mail addresses if any wants copies of the minutes from the board meetings. Announced the meeting would be recorded to ensure accurate note taking. Please state who you are before speaking. 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. (Which Jose did not go by). I also asked if there is anyone that wants to be secretary in the next year or two because we may being buying property elsewhere. Then stated that the two things that required the majority of work are the annual meeting and when we raised dues and it required a proxy vote which required looking up state statutes and mail out with return postage to get the votes back. Discussion continued about getting an attorney to address the situation with Richard Wright and we are looking for a lawyer because our lawyer for Tiger Island passed away. Zak explained the work involved in having a quorum and getting votes the question was asked if we needed to do that for the Richard Wright situation and Jose and Lisa said no. We are going to get an attorney. A proxy vote is not required because the board is the authority for hiring people unless you do work on the road adjacent to your property. Someone suggested that we take private</p> | Richard Zakrzewski | 12:52 PM |

| Action items | Person responsible | Time |
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| donations to hire an attorney. | | |
| <p>Financial reports were handed out to those who requested them. Treasury report reviewed and justification for expenses including cost of road repairs, keys and locks, admin expenses. Also cost of the road light, web site, computer problems fixed and posts for signs, PO box renewal and last years picnic. Reviewed all funds spent on road repair and maintenance. Asked to please not use oil in the locks because dirt gets in them so use graphite. Jose said that right before hunting season the lock is always missing so we pay for addition locks. Comment was made about an electronic gate and Lisa will address that later. Total expenses and amount taken in which left an ending balance of \$13,435.05. With this year's dues coming in we are now about \$30,200. Anyone who wants to donate additional money to help with road repairs, that is acceptable as long the board is okay with it. Those who have access without using the gate do not pay road dues. Lisa said there are a couple of owners not paying dues and we have a lien on their property. Comment was made that other properties similar to Tiger Island that have no gate or road maintenance are terrible to drive on. Owner stated they hunted Gulf Hammock for years and comparatively these roads are great. Sand-fly is like that too, poor roads. Jose commented there are more permanent residents and the roads get used more and more over the years and we all need to help. Motion was made to approve the financial report. It was voted by all and passed.</p> | Lisa Freyre | 1:02 PM |

Agenda topic – Electric Gate | Presenter *Lisa Freyre*

Discussion: People have volunteered to work on getting an electric gate. It will require a permit. The Clayton road gate is only one with power and it may be convenient during rainy seasons but what happens if the power goes down or if a truck hits the gate. Lisa gets calls on this all the time. Jeanne Pinto said at Purdy Road off CR 345 there is an electric gate and she has seen that gate left closed 2 times in 10 years and there is a safety switch but the gate almost never works. Zak mentioned that he lives in a gated community and the biggest issue with the community is gate malfunctions and problems and is costs a lot for repairs and would require a person who works on gates to be on-call when there is a problem which is not cheap. Jose proposed we take a vote and asked if anyone wanted an electric gate and all said NO.

Conclusion: We will not pursue getting an electric gate this year. .

| Action items | Person responsible | Time |
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| None required. | Board of Directors | 1:14 PM |

Agenda topic – Live Feed Camera at Gate, Property Sales | Presenter Lisa Fryre

Discussion: It's \$90 for a pole to be set and get a permit. We can get hard wire or solar and we could then see who is leaving the gate open, but we already know who leaves the gate open and is it really cost effective. Previously we voted on having a fine and 7 or 8 years ago we had a camera and a fine was assessed but the owner never paid so it didn't matter. Also, anyone who knows of someone wanting to sell their property please contact Lisa F. first she has a list of people who want to buy in Tiger Island.

Conclusion: No live feed camera at the Clayton Road gate and contact Lisa F. if you want to sell or know others who want to sell their property.

| Action items | Person responsible | Time |
|----------------|--------------------|---------|
| None required. | Board of Directors | 1:23 PM |

Agenda topic – Open discussion of board and owners | Presenter Jose Rubio

Discussion: Owner wanted to know if the board was going to pursue a lawyer for the Richard Wright situation and Jose said yes we would. Also a statement was made to send out a letter asking if people want to donate money toward a lawyer it would help. Cathy Martinez made a comment of appreciation for all the board does.

Conclusion: Action items addressed during discussion.

| Action items | Person responsible | Time |
|--------------|--------------------|---------|
| None | None | 1:26 PM |

Agenda topic – Vote for Board Members | Presenter Jose Rubio

Discussion: Jose went around to each board member and asked if they wished to remain on the board and they agreed. The only exception was mentioned earlier, Zak would like someone to work with him and learn the secretary job to transition next year. (Which was stated earlier and Cathy Martinez will assist). Board members are going to ride the roads and assess what work is required now.

| Action items | Person responsible | Time |
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| None | None | 1:27 PM |

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 1:30 PM.

Observers: None

Special notes: None