

# TISCOA Land Owners Meeting | MINUTES

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Meeting date | time: **3/24/2018 1:00 PM** | Meeting location *Tiger Island, Clayton Rd and Fox Trot, 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 (not present), Treasurer: Lisa Fryre, Secretary: Richard Zakrzewski, Board Members: Ken Burdick, Bill Pruitt, Charles Schommer, Johnny Klimek (not present) and Arnold Hemenway.
Note taker	Richard Zakrzewski	
Timekeeper	Richard Zakrzewski	

## AGENDA TOPICS

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Time | 1:30 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. Notified all members that meeting is recorded for the purpose of accurate minutes typed by the secretary.	Jose Rubio	3/24/2018 1:30 PM
Administrative notes requesting owners to sign in and sign a hold harmless agreement for the use of Joe Reichert's property for the owners meeting and cookout. 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	1 minute
Treasury report reviewed and justification for expenses including cost of new culverts, road repairs trimming trees after hurricane damage was discussed. Motion made to approve treasury report by Richard Zak and second by Ken Burgess for all landowners present, all votes were AYE, no NAY votes.	Lisa Freyre	8 minutes

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Agenda topic – *Road Repair including culverts* | Presenter *Jose Rubio*

Discussion: During the review of the treasury report the issue of road repairs, culverts, and clearing of roads was brought up by Lisa Freyre when she was explaining how much money was spent. Jose Rubio explained that we are now having Arnold Hemenway present when work is done and he must approve the completed work before the checks are given to the contractor. The majority of the work done was on Gator Walk. Three new culverts, replacing old culverts, were put in on Gator Walk and the standard for the culverts was in accordance with the requirements determined in the 2017 owner's meeting. Culverts are poly material, 36" and at least 30 feet long, the ends are formed and concrete poured to minimize erosion. The issue was brought up concerning a truck parked next to the road at Richard Wright's property causing people to have to drive to the side of the road creating a huge

mud pit. Lisa Freyre said we would fix the road and Dalton (Richard's son) was asked if the truck could be moved so the roadwork could be done. Jose Rubio mentioned that the hill on Clayton Road will be fixed with 10 loads of lime rock. It was mentioned that some clearing is needed on Gator Walk for better accessibility. Jose Rubio said the board discussed having an owner's clean up weekend to help fix some of the road clearing problems and it would keep expenses down if we did some of the work ourselves. Lisa Freyre mentioned that it would be an adopt-a-road concept. A concern was mentioned about liability if someone clears the sides of the road and drives on someone else's property. Lisa mention that we can coordinate with each other and help each other by working together to get the wok done without causing problems. Jose mentioned that if you have a culvert on your property to please keep them cleared out so the water will flow and not back up.

Conclusion: Landowners will work together to help maintain clearing the roads. The board of directors will vote on road fill as required. Let Lisa Freyre know if you want to adopt-a-road and she will maintain a list.

Action items	Person responsible	Time
The hill on Clayton Road will get 10 loads of lime rock to fix the erosion. Fill will be put in the road in front of Richard Wright's property where there is a large amount of mud.	Board of Directors	10 minutes
Property owners will work together on 28-29 April 2018 to clear sides of roads and intersections. Work will also be done as needed throughout the year.	Property Owners	

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#### Agenda topic – Changing Locks and Keys | Presenter *Jose Rubio*

Discussion: Jose Rubio brought up the option of changing all the locks and keys for security purposes because there are several new landowners and some previous owners still have keys. Lisa mention that the cost would be \$5,000 and proposed that we could reduce the cost by only issuing 2 keys to each land owner and additional keys would have to be paid for. Owners were not approving of spending that much money and having to pay for more keys. Dalton mentioned that the lock is welded to the chain on the side and it ruins the lock because it gets bent. Richard Zak recommended cutting a "V" in the metal housing where the lock is (like the Buck Trail gate) it would resolve the problem. Arnold Hemenway said he would have a notch cut in the metal housing to fix the problem.

Conclusion: No new replacement locks and keys will be purchased this year.

Action items	Person responsible	Time
A "V" notch will be cut in the metal housing of the Clayton Road Gate.	Arnold Hemenway	4 minute

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#### Agenda topic – Security Camera at Front Gate | Presenter *Lisa Freyre*

Discussion: Lisa stated that we could put a camera at the entrance gate and the camera, through Verizon, is less than \$500 and \$20 a month to get a live feed. The purpose is for security to see whom does not lock the gate so it can be addressed and also people could see the live feed on their cell phone and know when people arrive and leave Tiger Island (peace of mind). It would probably require a proxy vote because it is a drastic change to security. We do not have power at the Buck Trail gate so no camera could be put there. It was voted on a couple of years ago to have a fine for those who do not lock the gate but enforcing that is difficult and it is better to just mention it to those leaving the gate unlocked and ask them to lock the gate. The issue of trespassing was also brought up. Jennie Pinto said that Michael Lacross told her that the person across from his property is having problems with trespassers and the Sheriff and FWC (Florida Wildlife Commission) Officer are now watching Moody Grade.

Owners should mark their property lines. It was mentioned that Florida is a purple state for marking property lines but is NOT.

Conclusion: A camera at the gate was not approved by vote. The motion was not second.

Action items	Person responsible	Time
Owners should use cameras on their property and mark their property lines with no trespassing signs.	Property Owners	9 minutes

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Agenda topic – Tiger Island Website | Presenter *Jose Rubio*

Discussion: Jose mentioned that Richard Zak is going to take over the website from Kathy Martinez. If owners want to send pictures, Zak will post them. Zak mentioned that minutes from the board meetings will be posted on the website so owners can review what happened and read about the work that is approved.

Conclusion:

Action items	Person responsible	Time
Richard Zak will contact Kathy Martinez next week to get the information for the website and become the website manager.	Richard Zak	3 minutes

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Agenda topic – Board of Directors | Presenter *Jose Rubio*

Discussion: Jose asked if any board members wanted to step down and if anyone present wanted to be a board member. Ken Burdick stepped down as a board member. Jason Hemenway was nominated to be on the board and the nomination was second. Jose asked if there was anyone else that wanted to be on the board, no one volunteered. Jose asked if those present wanted to keep the remaining board members and they all said “AYE” for a unanimous YES vote.

Action items	Person responsible	Time
Jason Hemenway will take Ken Burdick’s seat on the board.	Jason Hemenway	2 minute

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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 2:07pm 3/24/2018.

Observers: None

Special notes: None