

**ASSOCIATION OF HOMEOWNERS AT EAGLE POINT, INC.**  
**Post Office Box 350496**  
**Grand Island, FL 32735-0496**

**Minutes**  
**Annual Meeting**  
**Friday, January 15, 2016**  
**6:30 p.m.**

- I. Meeting was called to Order at 6:45 PM
- II. Members attending were Lowell Drenthe, Bill/Colleen Wilson, Rich/Louise McFarland, Ron Sebree, Les/Marcia Vandercook, Tony/Diane Serpico, and Mike/Ashley Fayette.
- III. Recognition of new members in attendance Les/Marcia Vandercook.
- IV. Quorum was met to hold meeting (8 lot owners were present plus 11 proxies). A total of 10 required.
- V. Barbara Petrone was nominated from the floor to fill the current vacant position on the Association Board of Directors. The membership voted to elect Barbara to fill the current vacant position as a board member.

The membership felt that the board needed to be comprised of more than three [3] members so that if one [1] or more board members were unavailable, for whatever reason, that a meeting could be held with a quorum present. After further discussion it was decided by the membership that the board should add two [2] additional Board of Directors positions. The membership nominated and voted to elect as the two [2] additional board members, Les Vandercook and Tony Serpico.

- VI. Minutes of the January 16, 2015 Annual Meeting were approved as read.

- VII. Treasurers report for 2015.

Income: (from Dues & Interest 1/1/2015 thru 12/31/2015) = \$257.04. Only two [2] Lots remain unpaid)

(Most of 2015 dues were deposited late December 2014-Thank you everyone for being so prompt)

Expenses:

Street Lights	= \$	2,765.80
Insurance	= \$	732.16
Postage, etc.	= \$	78.38
State & Fed. Taxes	= \$	76.25
Misc. (includes legal fees)	= \$	0.00
Total	\$	3,652.59

Assets:

Money Market Account	= \$	5,911.65
Checking Account	= \$	4,911.21
Trustco Bank CD Acct (approx.)	= \$	15,384.00
Total	\$	26,206.86

VIII. Old Business

- a. Rich McFarland reported that there were two [2] submittals for ARC committee action and both were reviewed and completed.
- b. Street lights, have been observed as being off or coming on but going off in short periods of time. Membership discussed the street light problem and could not determine the current status of AOHEP responsibility as to the ownership and maintenance of the lights. It was decided to form a Street Lighting committee, to be appointed by the board.
- c. It was reported that the Association website AOHEP.com is back up and running. It is apparently being maintained by a previous member of the Association who no longer lives in Eagle Point. It was the consensus of the members that a current member of the Association should take over the responsibility and maintenance of the website. Anyone who would be willing to take on this task should contact a board member.
- d. Action on Amendments to the Covenants. No proposed changes at this time.

IX. New Business

- a. Adoption of 2017 Rates and Budget

Anticipated Income: (125 X 31 Lots) + Interest (\$9) = \$3,884

Anticipated Expenses (Budget):

Street Lights (240.00 X 12 months)	=	\$2,880
Communications (Annual Meetings, etc.)	=	\$125
Insurance	=	\$740
Taxes	=	\$80
Miscellaneous (includes possible legal exp)	=	\$300
		<u>\$4,125/31= \$133.06</u>

The President has suggested that \$125 per lot will again be sufficient for 2017 as e-mail communication has reduced costs enough to offset increases in other areas.

The 2017 Budget with a \$125 Lot Assessment was approved.

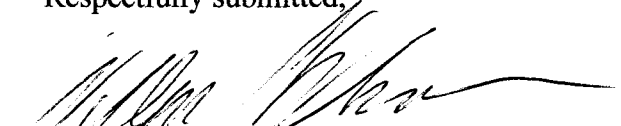
- b. Signing of Association checks and other AOHEP documents, including, but not limited to checks drawn on the Association's current bank United Southern Bank, including accounts 7049439 and 0216984, and any other AOHEP documents. It was discussed by the membership and the consensus was that all five [5] of the current Board of Directors be authorized to sign checks and other documents and that Linda Chaffee be removed from the authorization list of signers at the United Southern Bank and other AOHEP documents. It was further decided that the President and Secretary/Treasurer should in the normal course of business cosign all checks and other AOHEP documents, as called for in the Bylaws. However, it was further agreed that when deemed necessary by the board, that all other board members could sign checks and other AOHEP documents, with the understanding that all checks and other AOHEP documents would still require two signatures.

- c. There was discussion on continuing the ARC and the replacement of the committee member Lowell Drenthe who will be leaving the Eagle Point community in the near future. It was recognized that the procedure for authorizing a replacement of a committee person on the ARC, as set forth in the Covenants, is a very expensive and time consuming process. The board will look into providing a simpler process for the replacement of ARC members
- d. There was a lot of discussion about the Covenants and Bylaws and to what extent that the original Declarant still has certain rights or control of items contained in the Association Covenants and Bylaws. It was apparent that no one at the meeting had information as to the current status of the Covenants and Bylaws as it pertains to both the Declarant and the members. It was the consensus of the members that the board should appoint a committee to review the current Covenants and Bylaws and if needed contact a local attorney for help in drafting the necessary documents setting forth and protecting the members interest in the Association.
- e. The retainer renewal letter received from Becker & Poliakoff attorneys was discussed and none of the members could recall if the Association had retained this firm in the past. It is noted that this firm joined with the firm of Taylor & Carls, P.A., who were the attorneys in the past who provided legal service to the board during the preparation of the Amendments. The consensus of the members was that the board needed to review previous records and that the board should decide if retaining this firm is in the best interest of the Association. If the board decides that it is in the best interest of the Association to retain this firm then the board is authorized to pay the \$125 retainer fee to Becker & Poliakoff.
- f. There was discussion of how many membership meetings should be held each year. It was the general consensus that the membership meetings remain at only one [1] meeting per year and that it be the annual meeting in January. Board of Directors meetings were also discussed by the membership and it was felt that the board needs to meet quarterly, with all outstanding committees giving a report of their committee's activity. The Association members need to be notified of the board meeting dates and invited to attend. It was suggested that the next board meeting be in early February as soon as all board members could agree on a meeting date.
- g. The Board of Directors selected officers for 2016 to be Leo Petrone as President, Bill Wilson as Vice President and Barbara Petrone as Secretary/Treasurer. It was decided that since the Bylaws require the Secretary and Treasurer position to be held by the same person and due to fact that both of these positions require the majority of work effort within the Association, that it would be to the Association benefit for another board member to help the Secretary/Treasurer with some of the work load and to serve as a backup to the Secretary/Treasurer. New board member, Les Vandercook was selected as the Assistant Secretary/Treasurer with the authority to act in place of the Secretary/Treasurer in the event of her absence. The other new board member Tony Serpico was selected to be a board member at Large.
- h. Based on earlier discussions in the meeting, concerning the ARC, the board appointed an Architectural Committee in accordance with the Bylaws Art.XIV. The committee's duties will be as provided for in the Covenants for the ARC, except that the final decision as to all applications will be made by the board upon recommendation by the committee. Rich McFarland was appointed committee chairman and Ron Sebree and Mike Fayette were appointed as committee members. As provided in the Bylaws all will serve at the pleasure of the board.

- i. There was discussion earlier, in old business, concerning the street lights. It was the consensus of the members that a committee be appointed by the board for determining the current status of the AOHEP in the ownership, responsibility and maintenance of the street lights. Therefore, the board appointed a Street Lighting committee in accordance with the Bylaws Art. IX. Rich McFarland was appointed as committee chairman and Ron Sebree as committee member. As provided in the Bylaws all will serve at the pleasure of the board.
- j. There was discussion about having one or more garage/yard sales. It was determined that the Third Amendment to the Covenants Art.VI Sec 2 provides for two Association sponsored garage sales each year. It was the consensus of the members that a committee be appointed by the board for determining the need, planning and execution of the garage/yard sales. Therefore the board appointed a Garage/Yard Sale committee in accordance with the Bylaws Art. IX, and Colleen Wilson was appointed as committee chairman. Additional committee members will be appointed as the need arises. As provided in the Bylaws all will serve at the pleasure of the board.

X. Adjournment at 7:45 PM

Respectfully submitted,



William L. Wilson, Vice President