

**ASSOCIATION OF HOMEOWNERS
EAGLE POINT, INC.
P.O. BOX 350496
GRAND ISLAND, FL 32735-0496**

Minutes of Annual Meeting Thursday January 19, 2017

1. Meeting was called to order at 6:50 PM by President Leo Petrone.
2. Members in attendance were Sandy Shaw, Jim & Garnet Picking, Bill Beverly, Rich McFarland, Les & Marcia Vandercook, Tony & Diane Serpico and Leo & Barb Petrone.
3. Quorum was met to hold meeting -7 lot owners plus 7 valid proxies (3 invalid-checked 3 names).
4. Election of Board Members. The membership nominated Leo Petrone as a board member. As there were no other candidates, his election was confirmed. The ARC Committee added two new members. Jim Picking replacing Lowell Drenthe and Tony Serpico replacing Ron Sebree are the two (2) additional ARC board members, along with current Board Members Rich McFarland and Mike Fayette.
5. Minutes of the January 15, 2016 Annual meeting were approved as read.
6. Treasurers report for 2016 Read and Approved:
Income: (from Dues & Interest 1/1/2016 thru 12/31/2016) = \$3,907.82. Only one (1) Lot remains unpaid) (Paid 2016 dues were deposited mid-January, 2017 – Thank you everyone for being prompt!)

Expenses:

Street Lights	= \$ 2,706.51
Insurance	= \$ 728.57
Postage, etc.	= \$ 91.54
Legal Fees	= \$ 176.37
State & Fed. Taxes	= \$ 77.25
Misc. (includes legal fees)	= \$ <u>68.54</u>
Total	= \$ 3,848.78

Assets:

Money Market Account	= \$ 6,368.39
Checking Account	= \$ 4,513.51
Trustco Bank CD Acct	= \$ <u>15,532.17</u>
Total	= \$ 26,414.07

7. Committee Reports
ARC – Rich McFarland new build on Lot 3 is progressing. Jeff & Tammy Jarvis Lot 5 requested to install a black aluminum fence in the rear of their yard; Drawing & Plan will be provided to ARC for review.

Garage/Yard Sale - Discussion was held concerning the yard sale and a motion was made and passed to authorize a 2017 sale to coincide with Shang-Ra-La's Yard Sale. Colleen Wilson, Committee Chairman in 2016 was nominated to chair the Yard Sale Committee and Louise McFarland and Marcia Vandercook volunteered to assist her.

8. New Business and General Discussion

- a. A question about whether to install signs warning about snakes and alligators around the retention ponds was discussed and Les Vandercook will research the suggestion.
- b. Street Lighting committee: Board member, Tony Serpico, provided the numbers of the faulty street lights on Eagle Point Court to Duke Energy for repair and it appears that the repairs have been completed.
- c. The current owner of the domain name of our website, who no longer lives on Eagle Point Court, contacted Leo Petrone that it is up for renewal. The cost is approximately \$20 per year. Anyone who would be willing to take on this task should contact a board member.

9. New Business

- a. Adoption of 2018 Rates and Budget
The President has suggested that \$125 per lot will again be sufficient for 2018.
The 2018 Budget with a \$150 (discounted to \$125 if paid before 1/1/2018) Lot Assessment was approved unanimously.
- b. The retainer for Becker & Poliakoff was authorized for 2017.
- c. The Board of Directors selected officers for 2017 to be Leo Petrone as President, Les Vandercook as Vice President and Barbara Petrone as Secretary/Treasurer.

10. Adjournment at 7:40 PM
Respectfully submitted,

Barbara Petrone, Secretary/Treasurer