

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

Annual Meeting Thursday, January 19, 2012
6:30 p.m.

- I. Call to Order @ 6:33 PM by President Marie Drenthe
- II. Recognition of new members in attendance
 Barbara and Leo Petrone
- III. Call for count of valid proxies(12) and attendees 13 for a total of 25. A quorum(10) was established.
- IV. Nominations from the floor for Board of Directors. There were none so no voting needed.-.
- V. **Minutes :**
 November 04, 2011 approved as read

VI. **Financial:**

Treasurer's reports: details attached

- Regular Nov-December 2011 total \$22,579.02
 - a. mm 15,199.86
 - b. ck 1,879.16
 - c. CD 5,500.00 approx.
 - d.
- Annual_ January 01-December 31, 2011 total \$22,579.02
 - a. mm 15,199.86
 - b. ck 1,879.16
 - c. CD 5,500.00 approx.

Association Dues:

For 2011 lots 2 and 3 were delinquent and lot 17 only for 2010. Requests for the \$ was ignored.

For 2012: All lots except 2 and 3 have paid 2012 dues. Lots 2 and 3 have liens from previous years. A certified letter went to Dan Dumoulin requesting the delinquent dues of \$ 200 and if not received within 30 days, a lien would be placed on his lot. After the letter was sent the dues were paid but only \$163. The check had a date of December 20, 2011 but the envelope was dated January 12, 2012. Lot 23 over paid by \$ 37.00 and a refund check will be sent out. Lot 17 paid 2012 dues but still owes for 2010 and a lien was placed on the property in 2010. A letter will be sent out asking for the 2010 dues plus costs and stating if received, the lien will be satisfied.

VII. **Old Business:**

- a. ARC: Nothing to report
- b. Landscaping: Nothing to report
- c. Covenants issues:

Changes to: ARTICLE IV, Sections 1 and 7, ARTICLE VI, Sections 5, 16 and 44 were deemed the most important to pursue. In February/early March; I will be mailing, to all members, an amendment voting packet on the 5 sections. This will be done by secret ballot. Before this packet goes out, the neighborhood will be emailed a copy of the ballot and amendments to be changed to check for errors or omissions as some items were revised after member input.

- d. Deeding of 10' in front of lots T-1, T-2 and T-3 reported by Lowell Drenthe established the 10' area is a utility easement. It was felt that it would not be necessary for any deeding to take place and as such would only be discussed further if the residents of those properties wanted to pay for all expenses involved in the deeding.
- e. Gift baskets; A basket is ready for T-2 and will be delivered as soon as they are here. Mike Fayette will notify the Welcome committee when they arrive.
- f. Speed limit signs: Mike Fayette reported that Dennis Dietz is researching it with a county engineer and he believes when the roads were put in, the speed limits were established at that time. If not, then he will bring the issue up to a board meeting for approval. This process could take up to 2 months, but at least there is progress. The speed limit will be 25 MPH to be in sync with the other roads. We will ask for our input as to placement of the sign.
- g. General discussion by members None

VIII. **New Business:**

- a. Result of election of Board of Directors position: Linda Chaffee, the one person running, was elected. For the year 2012 the board members are Marie Drenthe, Jeff Jarvis and Linda Chaffee. They have appointed the officers to be President, Marie Drenthe, Vice President, Jeff Jarvis and Secretary/Treasurer, Linda Chaffee
- b. Dates of 2012 meetings was established as April 12, July 12 and October 18, 2012
- c. Open discussion by members: None.

IX. Adjournment at 7:15 PM

Respectively submitted,



Linda Chaffee, Secretary