

Eagle Point Homeowners Association
Board Meeting
April 12, 2012

President Jeff Jarvis called meeting to order at 7:06 PM

Those attending were: Leo & Barbara Petrone, Ashley Schwarz & Mike Fayette, Tammy & Jeff Jarvis, Lowell & Marie Drenthe, Walt & Linda Chaffee.

Marie Drenthe resigned from the Board on March 12, 2012. The remaining two board members appointed Mike Fayette to fill the rest of her term, which ends at the annual meeting in January 2013.

Minutes - of the January 19, 2012 annual were approved as read.

New members introduced: None

Financial:

As of March 31, 2012 we have in the

Checking	1,733.43
MM	18,492.47
CD approximately	5,500.00

Total \$ 25,725.90

Details attached.

Federal income tax was due this year as income from the investments was over \$100. We paid \$4.00. An electronic payment was set up with our Money Market account, as no other payment form is available for incorporated entities. March 15th is the due date for filing and we filed March 1, 2012.

\$61.25 was paid to the State of Florida for filing the Association yearly report.

\$602.12 was paid to Auto Owners Insurance for the Association coverage.

Association Dues:

Lots 2 & 3 are delinquent for 2012. Lot 17 is still delinquent for 2010 but up to date on last 2 years. Requests for payment have been ignored. Lot 2 is in foreclosure, which we are monitoring. On May 4, the final process of the foreclosure, there will be a court sale where new owners will take title. As soon as there are new owners, we can request payment for previous 12 months.

Lot 23 was sent a refund check of \$37.00 the amount of the overpayment on annual dues received.

ARC:

Letters went out to The Declarant of our Covenants/By-Laws, Paul Buchanan and Shangri-La, asking them to waive their rights to appoint members to the ARC and allow the Board of Directors the entitlement to appoint.

Covenants:

In 2010, the residences found the covenants to be overly restrictive. Eleven areas were deemed in need of change. In 2011 four of the eleven items were voted on, passed and the Third Amendment to the covenants was filed in 2011. At the 2012 annual meeting 5 items were deemed the next ones to be voted on. On February 29, 2012 certified, return receipt

letters were sent out to non-residents with residents having the letters hand delivered and signed for. Letter, proposed changes, ballot attached.

We needed 66% of returned votes with a YES to change a section.

Jeff Jarvis, Mike Fayette and Linda Chaffee counted the ballots on hand on April 10, 2012.

Adding the ballots received tonight, the results were from the 19 ballots returned. Not all ballots voted on all issues.

Tallying votes..... Article IV , Section 1	Yes__13____	NO__6____	68 % YES
Article IV , Section 7	Yes__14____	NO__5____	73 % YES
Article VI , Section 5	Yes__13____	NO__6____	68% YES
Article VI , Section 16	Yes__15____	NO__3____	78% YES
Article VI , Section 44	Yes__16____	NO__3____	84% YES

Proposed amendments _____ all 5 passed.
_____ none failed

SPEED LIMIT SIGNS:

Dennis Deitz will place this on a higher priority to have signs installed. We asked again to be able to have a voice in the placement of the signs. We would like them to be placed on Association land and not in front of a home.

NEW BUSINESS:

Tom Tran, the lessee of the house on lot 16, sent a letter requesting permission a temporary fence for coral his dogs. It is very low and on the side yard. He also requested a temporary canopy cover for his boat dock. Both of these items are in place at this time. Tom has permission from the homeowner. After much discussion, it was decided to give Tom Tran a permit for both temporary structures. This permit will be in the form of a letter and will expire June 1, 2012, the official start of hurricane season. Tom should go through his landlord for permission and it is up to the landlord to submit the request to the association/ARC. No structure, temporary or otherwise is to be constructed until approval is granted. The boat canopy might need a county building permit, which the association will not pursue.

Tom Tran also sent a formal complaint to the association regarding a violation of the covenants. If there is a reprimand, he requested a copy is to be sent to his lawyer. It was decided that no reprimand was necessary as the violation was not the intent of the covenant restriction. He will be sent a letter informing him of the decision.

Lot T-3 and Lot 27 were notified that the trailers must be removed, as it is a violation of the covenants. Both said they would comply.

Lot 20 owners, Anthony and Diane Serpico, will be sending architectural plans for approval from the ARC as soon as his builder has them finished.

Meeting was adjourned at 8:27 PM.

Respectfully submitted,



Linda Chaffee, Secretary