

Association of Homeowners at Eagle Point, Inc.

Meeting Minutes February 15, 2006

In attendance: Rich & Louise McFarland – Lot 14 & 16, Carol & Ron Sebree – Lot 19, Dale & Pat Whipple – Lot 27, Mel Butler & Sandy Shaw – Lot 22, Chris & Julie Engel – Lot 27, Dwight Vanbibber – Lot 17, Linda & Walter Chaffee – Lot 13

I. CALL TO ORDER AND GENERAL BUSINESS

Mr. Rich McFarland called the meeting to order at 7:25 p.m. Ms. Engel asked everyone to sign the sign in sheet.

The proxies were counted by Rich McFarland, Linda Chaffee, and Julie Engel and it was determined the first official annual meeting of the Association of Homeowners at Eagle, Inc. could be held.

At this point, the slate of officers for the board were presented as follows:

President – Rich McFarland
Vice President – Linda Chaffee
Secretary/Treasurer – Julie Engel

MOTION: Sandy Shaw moved to accept the slate of officers as presented. Carol Sebree seconded the motion. The motion passed unanimously.

II. APPROVAL OF MINUTES

Mr. McFarland asked Ms. Engel to read the minutes of the three previous continued annual meetings held due to a quorum not being present on November 29, 2005, December 15, 2005, and January 17, 2006.

III. FINANCIAL REPORT

Mr. McFarland reviewed the budget (attached) and discussed each line item in detail. It should be noted that only \$750.00 was budgeted for Liability Insurance, and all quotes received so far have been for \$2,500.00 to \$3,000.00 per year. The Street Lights are under a five year contract with Progressive Energy. The developer, Mr. Paul Buchanan, has been asked to forward the contract to the

Homeowners Association. Also, the association is obligated to maintain the county easement on Golden Tree Road for one more year.

Mr. McFarland has received a bill from Mr. R. Dewey Burnsed for \$35.00 for the community room rented for the first attempted annual meeting held on November 29, 2005. However, at that same meeting, it was stated that the Association of Homeowners at Eagle Point, Inc. would be responsible for all bills as of January 1, 2006. Therefore, the members present did not feel that the association should be responsible for any bills incurred before January 1, 2006.

Ms. Engel reported that 17 homeowners paid their annual dues during the month of January, which provided the association with \$5,950.00 for the budget. In addition, two more payments of dues have been received and will be reflected on February's Revenue and Expenditures report.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

The members present asked Ms. Engel to draft a letter to the developer, Mr. Paul Buchanan, regarding the following items:

- to provide a copy of all pertinent files related to the business of the homeowners association including the contract with Progress Energy, Incorporation papers, etc.
- to discuss making the mutually shared retention pond belong to Phase II only for insurance purposes and no longer be shared between both phases
- to remove the fence around the lift station so the homeowners can easily see the warning signal

It was discussed to send a registered return receipt to the remaining homeowners who have not yet paid their annual dues. Ms. Engel was asked to draft a letter giving them 30 days to pay or a lien with 18% interest from February 1, 2006, will be placed on their property.

The owners of Lot 27, Date & Pat Whipple requested a five foot variance towards the street so that they may have space for a pool in the back yard. The association members suggested that they would need to contact the developer, Mr. Paul Buchanan, as he is the chair of the ARC (Architectural Review Committee). It was discussed that current members of the homeowners association needed to be part of the ARC. Mr. McFarland asked for volunteers to serve on the ARC. Mr. Walt Chaffee and Mr. Ron Sebree volunteered. Ms. Engel was asked to draft a letter to Mr. Paul Buchanan regarding Mr. Chaffee and Mr. Sebree being on the ARC and learning about the review process.

The members present requested a sign be placed at the entrance of the community that states "Deed Restriction Community". Mr. Paul Buchanan does have plans to install a sign to help sell Phase II, however, the association members have requested a sign within two weeks - even if it is a temporary sign that will be replaced by Mr. Buchanan's permanent sign. Ms. Engel was asked to draft a letter to Mr. Buchanan regarding this issue. If a sign is not put up by Mr. Buchanan within two weeks, Ms. Louise McFarland will make the arrangements to have one printed at the cost of the association.

VI. OTHER ISSUES

Mr. Chris Engel volunteered to make a website for the association where members could communicate with each other, review minutes of meetings, post newsletters, etc.

Several members had questions about homeowners associations in general. It was suggested that www.myflorida.com could be a resource for answers.

VII. ADJOURNMENT

The meeting adjourned at 8:55 p.m.

VIII. NEXT MEETING DATE & TIME

The next meeting will be held on March 8, 2006, at 7:00 p.m. Ms. Linda Chaffee has volunteered to host the meeting at her house. Her address is: 12132 Eagle Point Court, Leesburg, FL 34788.