

Eagle Point Home Owners Association Board Meeting

1. **Call to Order:** Meeting Called to Order by Paul Mezyk on May 6 @ 7:04 p.m.

2. **Attendees:**

Paul Mezyk, President
 Dale Whipple, Vice President
 Marie Drenthe, Secretary
 Louise and Rich McFarland
 Jeff Jarvis
 Walter and Linda Chaffee
 Woody Brazill
 Lowell Drenthe

3. **Old Business:**

- a. Association Dues: Approximately seven (7) families have not paid 2010 dues. Most of these are in foreclosure. Since the last meeting we have received dues from Warring. Members delinquent beyond 90 days will lose their right to vote on covenant issues.
- b. Procedure for Proposed Changes/Addendums to Covenant: Clarification is needed for the definition of percent needed to pass changes – 2/3 or 90% of members. From attorney:
 - 1) 2/3 for an amendment for 2nd change for the same item
 - 2) Need another ballot to change from 90% to 68%

AOH will review the Florida Statues. Looking to change where the Board will make the decision if % is less than the agreed upon percentage. Motion made by Dale Whipple to have 2/3% - second my Lowell Drenthe. A letter will go out to all. Still need follow-up.

Outcome of Recent Voting Issues

(Approval % based on 90% of 25 qualified lots)

PROPOSED CHANGE	APROVED	DISAPPROVED	APPROVAL %
Combine Landscaping Lot Appearance	15	0	66%
Garage Screening	12	3	53%
Permit Approved	10	5	44%

Sheds on Specific Lots			
PROPOSED CHANGE	APPROVED	DISAPPROVED	APPROVAL %
Combine Fence Requirements and Increase Maximum Height Of Fences	9	6	40%
Increase Pet Allowance to 4	14	1	62%
Change Declarant to HOA	14	1	62%
Permit 2 Community Garage Sales per Year	14	1	62%

- c. Quarterly Board Meeting Dates: Next Board Meetings are scheduled for:

October 14, 2010

January 13, 2011

4. New Business:

- a. Proxy Committee: Will continue to meet and follow-up with the Board with more of their findings and recommendations at next meeting.
- b. Landscape Maintenance: Linda Chaffee will replace wood chips, cut down and replace palms that have died. Receipts will be provided for reimbursement.
- d. Street Lamps: Progress Energy reports that billing is accurate. Forest Lake lights are paid for by the county. More follow-up is forthcoming.

5. Adjournment: Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,
 Marie S. Drenthe
 Secretary

