

Association of Homeowners at Eagle Point, Inc.

Meeting Minutes

May 17, 2007

In attendance: Rich & Louise McFarland – Lot 14, 16, & 21, Ron & Carol Sebree – Lot 19, Julie Engel – Lot 26, Linda & Walter Chaffee – Lot 13, Dale & Pat Whipple – Lot 27

I. CALL TO ORDER AND GENERAL BUSINESS

Mr. Rich McFarland called the meeting to order at 6:42 p.m

II. APPROVAL OF MINUTES

Mr. McFarland asked those in attendance if there were any changes to the minutes of the March 22, 2007 meeting. There were no corrections to the minutes.

III. FINANCIAL REPORT

Total Year-to-Date (YTD) Revenues are \$13,821.40 and Total Expenses YTD are 551.08 bringing the current balance to \$13,270.32.

IV. OLD BUSINESS

ARC – A request to approve a home plan has been received from the owner of Lot 4. It was decided that the covenants state that a home must be “site built” and therefore, the submitted plan would not harmoniously fit in with the established community. The request will be denied.

Entryway sign for Eagle Point – Linda Chaffee has ordered a sign and a check has been received from Paul Buchanan to cover 50% of the cost. Once the sign is received, Linda will contact Paul Buchanan for exact location placement, installation and landscaping, etc.

Roselle Property – Walter Chaffee reported that he expected the signed letter from Mr. Scott Yusem to be returned shortly. He will make a follow-up call to Mr. Yusem to verify the status.

Covenants/Bylaw Issues – A motion was made questioning whether notices to clear lots should be sent out. A discussion then ensued about enforcing all covenants including the “cars must be parked in garages at all times”. After reviewing the latest copy of the Covenants, it was determined that the “cars parked in garages” covenant was from an earlier version and not in the current version and therefore not applicable. Carol Sebree will prepare a letter to the homeowner’s with uncleared lots and carbon copy the Association’s lawyer.

Community Hospitality/Welcoming Committee – The next Birthday dinner party will be held on May 22, 2007 in Mount Dora at 5:45 p.m. at the **Fiesta Grande Mexican Grill, Inc.** This month’s birthdays are Louise McFarland & Chris Engel.

V. NEW BUSINESS

ARC – has drafted an instructional outline for home builders to follow (see attached). Mr. Tab Bish has reviewed and made the following suggestions: be sure to list no verbal representation constitutes approval – everything must be in writing; all three parties of the ARC must review before a response can be given; remove the contact information for both Tab Bish and Paul Buchanan as this adds to the confusion of who to contact; all initial contacts can be made to Walter & Ron who will then forward to Tab & Paul; if a decline of a request is made, use the “harmony” clause. Mr. McFarland asked the ARC to submit a copy of the revised document to the board officers before forwarding to Tab Bish.

Water – Carol Sebree had a sample of the water tested by the County. The results were given to Shangri-La who then sent someone to flush the lines. From now on, Eagle Point will be included in the Water Supply Sampling System.

VI. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

VII. NEXT MEETING DATE & TIME

The next meeting will be held on Thursday, September 13th at 6:30 p.m.