

Association of Homeowners at Eagle Point, Inc.

**Meeting Minutes
February 21, 2008**

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

I. CALL TO ORDER AND GENERAL BUSINESS

Mrs. Carol Sebree called the meeting to order at 6:55 p.m.

II. APPROVAL OF MINUTES

Mrs. Sebree asked Mrs. Engel to summarize the minutes of the January 17, 2008 meeting. One correction was noted – swale should be swales and will be corrected.

III. FINANCIAL REPORT

Total Year-to-Date (YTD) Revenues are \$6,854.85 plus 4,038.49 carried forward from last year with \$5,000 in Reserve (CD) minus Total Expenses YTD of \$289.74 which brings the current balance to \$15,603.60. All lot assessments for 2008 are now paid with the exception of one lot – lot #17 (DeLosSantos). Mr. Dale Whipple will call the DeLosSantos to remind them payment is now past due and immediate payment is expected. Mrs. Sebree will research the next steps involved in placing a lien against their property if they refuse to pay.

IV. OLD BUSINESS

Architectural Review Committee – Lot #9 has been approved and Lot #4 has been approved for a swimming pool. One issue that also came up is regarding the agreement that was made with Tab Bish about charging postage when requests are mailed to the ARC members. Mr. Bish has been charging a flat rate of \$5.00 vs. the actual postage amount. Walter Chaffee will send Mr. Bish an email to follow up on this issue.

Community Hospitality/Welcoming Committee – The committee members have prepared two welcome baskets for Woody Brazill and the Dumoulin's. Mugs have been ordered and should arrive by the end of the month. The next birthday dinner party will held on March 25 at Fish Tails in Leesburg. (This month's birthday is Julie Engel).

Annexation of Roselle Property – Scott Yusem has signed and the annexation process is complete thanks to the persistence of Mr. & Mrs. Chaffee who were recognized for all their efforts on this project. Discussion then ensued regarding how to get a copy of the covenants in the hands of potential buyers of the annexed properties. It was decided Mrs. Engel would draft a thank you letter to Mr. Yusem and include a copy of the covenants along with the Association's Website address.

Retention Areas – Mrs. Sebree reported on several options for the two retention pond areas. It was decided not to plant additional plants around the retention pond located between lot #26 and lot #25. However, Linda Chaffee volunteered to continue to clean out this retention pond and also to thin out the Pine Trees. For the other retention pond, it was suggested to submit our plan of planting Queen Palms and small shrubs to the St. John's Water Management Agency for their approval. Mrs. Sebree will follow through with this task.

V. NEW BUSINESS

Board of Directors Goals for 2008 – Harmony within the community.

By-Laws Update – Concern was addressed regarding the Association's responsibility for maintenance of the swales. Mr. Whipple is in the process of researching this issue and obtaining more information from the St. John's Water Management Agency.

Board Meeting Tentative Schedule – has been set for May 15th & September 25th. Location to be determined.

Open Forum for general discussion – One item that was presented to the board was that there are now 3 amendments to the Covenants that need to be attached to the current official version. Mrs. Engel will add a copy of the 3 amendments to the master file the Secretary maintains for the Association.

VI. ADJOURNMENT

The Meeting adjourned at 8:00 p.m.