

**Eagle Point Homeowners Association
Annual Meeting, Lake Port Square, Leesburg
January 13, 2011**

Marie Drenthe called meeting to order at 6:14 PM.

Those attending were:

Woody Brazil

Walter/Linda Chaffee

Marie/Lowell Drenthe

Julie Engel

Jeff/Tammy Jarvis

Kim LaRoux

Richard/Louise McFarland

Paul Mezyk

Ron/Carol Sebree

There was at least 30% member attendance/proxies so the annual meeting could proceed.

Kim LeRoux was introduced as a new attendee.

There were no nominations from the floor for one Board of Directors.

Jeff Jarvis was introduced as running for the one position open.

Voting and counting of ballots was done by method designed to have a secret ballot.

Jeff Jarvis was elected.

Old business:

Minutes:

Reading of January 14, 2010 annual meeting and accepted as corrected. Attached.

Minutes from the November 11, 2010 meeting have been deferred to the next board meeting.

Treasurer's Report:

As of December 31, 2010 there is: \$5,393.30 in a CD and \$11,175.70 in the checking and money market accounts, which brings the total funds available to \$16,569.00. A month-by-month detail is attached.

Treasurer's report from the November 11, 2010 meeting has been deferred to the next board meeting.

Association Dues:

7 lots (1,2,3,6,11,20 and 23) are delinquent of which 4 lots (2,3,11,20) already have a lien. Lot 17 paid 2011 dues but still owes for 2010. A letter was sent to them stating the lien would be removed if past due amounts were paid. Lot 6 transferred title and our lawyer sent a letter to them requesting past due amount. They have until January 30, 2011 to pay delinquent money. If not paid at that time, the association will send a certified letter giving them 45 days to pay or a lien will be placed on the property. Lots 1 and 23

were sent letters stating if the dues were not paid by April 10, 2011 a lien would be placed on the property.

Our CD is up for renewal and Carol Sebree presented various rates and lengths for a CD. It was decided to renew for a 24-month period at Trustco bank as they had the best rates. She will follow up and have Jeff Jarvis put as the contact person.

Street lamps:

It was asked that the two streetlights (the 1st and last one) that are not working properly be fixed. Linda Chaffee will contact Florida Power about repair.

New Business:

Members are not satisfied with the covenants. There was discussion on our options. Specific suggestions were made, including dissolving the association and starting over again. Lowell Drenthe and Paul Mezyk will formulate some questions to ask the lawyer and Marie Drenthe will contact the lawyer.

Knowing that the above could be a lengthy process, it was decided to go forward presenting the members with some changes to the current covenants. Article VI sections 2,9,13 and 20 were determined to be of highest priority for change. Attached are the recommended changes. Linda Chaffee will prepare the changes including the complete current sections with the complete suggested changes. All attending members will be emailed this so they can add suggestions/corrections etc before a final product will be mailed to all members in good standing for a vote.

Board members Marie Drenthe, Jeff Jarvis and Linda Chaffee agreed to keep the current office position with Marie Drenthe, President, Jeff Jarvis, Vice-president and Linda Chaffee, Secretary/Treasurer.

The meeting was adjourned at 8:13PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Chaffee".

Linda Chaffee, Secretary