

Eagle Point Homeowners Association
Board meeting
October 14, 2010

Meeting was called to order at 7:07 PM by Marie Drenthe.

Those attending were: Marie/Lowell Drenthe, Walter/Linda Chaffee and Ruby Swearingen

Minutes of the July 8, 2010 Board meeting were approved as read.

Detail of treasurer report is attached. Our funds from checking, money market and CD are approximately \$17400.53.

There are a total of 6 unpaid annual assessments: lots 2, 3, 6, 11, 17 and 20.

Lots 2,3,17, and 20 have liens placed on them.

Lot 2 is in bankruptcy. Papers were received from the court in NJ asking the Association what the financial interest of the Association is. The papers were filled out and sent back to the court. We are waiting to hear the outcome.

Lots 6 and 20 are in foreclosure and Taylor and Carls is monitoring this.

Lot 11 was sent a delinquent notice and they have until November 18 to pay before a lien will be placed on the property.

Lot 12, the foreclosure never went through so we could only collect from the date they took possession until the end of the 2010. They paid from April- December 2010 and asked for lien to show satisfied. We did.

On foreclosed lots we are only able to go back 12 months to collect past due fees as per Florida Statutes, so a lien is pointless if a lot is in any stage of foreclosure.

All lot owners were sent ballot/proxy and letter regarding changing Article IX, Section 3 (b) from 90% of lot owners to 66% or returned ballots. They will be tallied November 11, 2010 Board meeting. Letters were sent certified and return receipt. Post office will hold for 15 days before returning to us. All voting will be done by secret ballot.

Any street light discussion was postponed to another meeting when more are present.

A nominating was appointed to present names of those wanting to run for the board position open in 2011. The committee consists of Woody Brazil, Linda Chaffee and Lowell Drenthe. An email will be sent to all residents asking for interest.

Annual meeting will be held at Lake Port Square at 6:00 PM. The proposed budget for 2011 will be \$250 if paid before December 31, 2010 and \$300 if paid after that date. Two letters will be mailed. The assessment letter will be separate from the annual meeting letter. The assessment letters will go out November 12, 2010 with a proxy for the annual meeting and a SASE. A request for change of address will be included. It will be mailed first class. Those who do not respond by January 1, 2011 will be sent a registered, return receipt letter with notice of possible lien. Notice of the annual meeting will be sent out early December, regular mail and will include a ballot for the one(s) running for the open board position and a SASE.

Meeting adjourned at 7:37 PM

Respectively submitted,

Linda Chaffee/ Secretary