

**1. ASSOCIATION OF HOMEOWNERS
EAGLE POINT, INC.
P.O. BOX 350496
GRAND ISLAND, FL 32735-0496**

Minutes of Annual Meeting Saturday January 18, 2025

1. Meeting was called to order at 1:15 p.m.
2. Members in attendance were Caesar Geiger, Paul & Merri Bliss, Chris DellaCava, Shelly McCall, John Davis, Stephen Lynch, Linda Branthover, Jim and Garnett Pickering, Sue McLain, Jonathon Shirley and Amy King and Bill Beverly.
3. Quorum was met to hold meeting - 11 lot owners plus 5 valid proxies.
4. Election of Board Members.
 - The membership nominated, seconded and approved Skip McCall to the board for a 3-year term.
 - The membership nominated, seconded and approved Marie Bliss to the board for a 3-year term.
 - The membership nominated, seconded and approved John Biegler to the board for a 3-year term.
 - The membership nominated, seconded and approved Jonathon Shirley to the board for a 2-year term.
 - The membership nominated, seconded and approved John Davis as president.
 - The membership nominated, seconded and approved Skip McCall as vice-president.
 - The membership nominated, seconded and approved Caesar Geiger as Secretary/Treasurer.
5. The membership voted to disband the AC and use the ARC per the covenant rules instead. The election of ARC members is as follows:
 - The membership nominated, seconded and approved Michele Mc Call for a 3-year term.
 - The membership nominated, seconded and approved Linda Branthover for a 1-year term.

Eagle Point HOA Board Members				
Name	First Elected	Current Term	Expires	Elected Officer
John Davis	Jan-21	3 year	Dec-26	President
Skip McCall	Jan-23	3 year	Dec-27	Vice President
Caesar Geiger	Jan-17	3 year	Dec-26	Secretary/Treasurer
Merri Bliss	Jan-25	3 year	Dec-27	
John Biegler	Jan-25	3 year	Dec-27	
Sue McLain	Jan-24	2 year	Dec-25	
Jonathon Shirley	Jan-25	1 year	Dec-26	
ARC Board Members (formerly AC)				
Name	Elected	Term	Expires	Elected Officer
John Biegler	Jan-24	3 year	Dec-26	
Caesar Geiger	Jan-24	3 year	Dec-26	Secretary/Treasurer
Michele Mc Call	Jan-24	2 year	Dec-27	
Steve Hartford	Jan-24	2 year	Dec-26	
Linda Branthover	Jan-24	1 year	Dec-25	

6. Minutes of the January 20, 2024, annual meeting were approved with the changing of the correct spelling of Jonathon Shirley's name.

7. Treasurers report for 2025 read and approved:

Income: (from Dues & Interest 1/1/2025 through 12/31/2025) = \$ \$6,820.67

Expenses:

Communications	\$ 22.80
Insurance	\$ 710.80
Legal Fees	\$ 225.00
Postal Box	\$ 156.00
Street Lights	\$ 3,445.50
Fed. Taxes	\$ 0.00
State Taxes	\$ 61.25
Misc.	\$ 1,151.85
Total	\$ 5,968.20

Assets:

Money Market Account	\$ 29,236.75
Checking Account	\$ 0.00
Trustco Bank CD Acct	\$ 0.00
Total	\$ 29,236.75

8. Old Business

- a. A motion was made, seconded and approved to direct the Secretary/Treasurer to send a certified letter to the owner of Lot 23 to pay for the expenses incurred by the HOA in the removal of the 2 dead trees at the southwest corner of the property. If the lot owner does not reimburse the HOA a lien will be filed against the property which will include the removal expenses (\$1,000.00), interest and any legal costs incurred by the association.

9. New Business and General Discussion

- a. A motion was made by Paul Bliss to hire a firm to trim and remove the brush/tree growth along the canal bank at the detention pond to the east of his property. The motion did not get a second.
- b. A motion was made by John Davis, seconded by Shelly McCall and approved to notify the owner of Lot 7 to clear the brush and weeds overgrowing the lot as it violates the HOA covenants.
- c. Budget for 2025 was approved.
- d. Next annual meeting date to be January 17th, 2026.

10. Motion made, seconded and approved to adjourn at 2:52 PM.

Respectfully submitted, Caesar Geiger, Secretary/Treasurer