

**EAGLE POINT HOMEOWNERS,INC**  
**BOARD OF DIRECTORS MEETING**  
**February 25,2009**

**CALL TO ORDER:**

Meeting called to order 1:30 P.M. in Recreation Hall.

**ROLL CALL:**

Kathleen Lapcinski, Fred Slager, Bea Curry, Larry Dobson, Ken Robert, Larry Rhoades and Helen Petty. Quorum present.

**READING OF MINUTES:**

The minutes of the January 14, 2009 and January 27, 2009 and January 29, 2009 meeting read and approved as read.

**TREASURERS REPORT:**

Kathleen Lapcinski: (Minutes on file)

**STANDING COMMITTEE REPORTS;**

Audit – Fred Slager Minutes on file  
Building & Grounds – Ken Robert Minutes on file  
Development – Bea Curry. Minutes on file  
Finance – Kathleen Lapcinski Minutes on file  
Social – Helen Petty. Minutes on file.

**SPECIAL COMMITTEE REPORTS:**

Kathleen Lapcinski gave an update on the P.A.C. and that we will stay with the local and not combine with Lee County.

**OLD BUSINESS:** None

**NEW BUSINESS:** Reading and approval of the appointments to the Committees.

Audit Committee: Fred Slager,Chair,Lois Strother and Betsy Powell.

Building & Grounds Committee: Ken Robert,Chair,Tommy Young,Johnny Taylor,Ray Flannery,George Rumpza and Dave Waddington.

Development Committee: Bea Curry,Chair,Chris Mogilnicki,Carolyn Swartz,Charles Worden and Nancy Quillen

Finance Committee: Kathleen Lapcinski,Chair,Rita Fendick,Bob Roth,Glenn Petty,Dan Mahoney and John Fendick.

Social Committee: Helen Petty,Chair,Diane Young,Peggy Allman,Helen Torguson,Pat Schneller,Betty Jett and Sharon Williams.

All Committees were unanimously approved.

7 YES

NO: 0

Motion: PASSED

A motion was made by Ken Robert (attached)

That the Park purchase a 12' by 12' E-Z-UP shelter to be utilized at the park entrance to protect the Safety Committee Member securing the area during emergencies and disaster clean-up. The tent-type shelter could also be used throughout the year by the maintenance staff or for park events. The cost shall not exceed \$200.00.

Seconded: Larry Dobson

Discussion followed. Not to be anchored into pavement. Weights only.

Board voted unanimously to approve 7 YES NO: 0

A motion was made by Ken Robert (attached)

That the Park sell the old tractor which is no longer utilized and that the proceeds from the sale be added to the maintenance portion of the Parks budget.

Seconded: Fred Slager

Discussion followed.

Board voted unanimously to approve. 7 YES NO: 0

A motion was made by Bea Curry (attached)

That Donna Hankamp, Lot 107 request to add a screen room on her carport be approved as per attached drawing.

Seconded: Kathleen Lapcinski.

Discussion followed.

Board voted unanimously to approve 7 YES NO: 0

A motion was made by Helen Petty (attached)

That all future requests for the use of the Social Hall, outside of the regularly scheduled monthly activities, must be submitted to the Park Office, in writing, to assure that they are reviewed for any conflicts.

Seconded: Kathleen Lapcinski

Discussion followed.

Board voted unanimously to approve 7 YES NO: 0

A motion was made by Bea Curry

That Connie and Ralph Marquette be granted permission to have a caretaker live with them for a period of time.

Seconded: Kathleen Lapcinski

Discussion followed: Bea Curry to follow up on more information as to how long they will need help and any other information pertaining to the situation.

A motion was made by Larry Rhoades that

That Ralph and Connie Marquette be granted a 30 day temporary extension for Sherrie Raby to continue as caregiver in their home. Any further consideration will necessitate a complete review by the Development Committee.

Seconded Kathleen Lapcinski

Discussion followed. Bea Curry will follow up on needed additional information and give details to the Board.

Board voted unanimously with more information from Doctors and Family.

7 YES            NO: 0

Kathleen Lapcinski gave information on new Bingo Equipment. It will be computerized with a large screen and projector. She will be getting estimates for final cost. Discussion followed where to put the screen for best viewing. It can be used for other presentations. She will have information available to the Board as soon as possible.

Discussion of the second phase of renovations planned for the Social Hall. Ken Robert told of proposed plans the Board Members have discussed. We plan to re-do the bathrooms and make them handicapped assessable. We plan to make what is now the Laundry/Library Poker room area a multi-purpose room consisting of a Library, Laundry, Card and Lounge area. There will be storage for kitchen supplies and decorations. We are working on drawings now and when finished we will post them in the Social Hall for viewing.

Question of Poker Tables being taken down after use. It was agreed by parties involved that they will put up and take down tables for each use.

Discussion of the price change for the flooring in the Social Hall. Larry Rhodes informed that there was a mistake in what was quoted at the shareholders meeting and what the final quote was. Quote before was \$15,400.00. The new quote is \$18,470.00 and choice #3. Shown to members present.

.Discussion of a letter from a resident requesting consideration of the expansion of the use of the Park's storage lot to include the storage of RVs. Ken is to take it to the Building & Grounds Committee for further study. It was the consensus of the attending members that it should not be permitted. There was discussion of fees, if it were to be permitted. Building & Grounds to discuss and recommend at the March Board Meeting.

Announced that new Park Administrative Assistant, Celine Ramage, is part time (30 hours) per week. The office will only be open from 9 till 2.

Discussion of Hall use. There was a conflict of use with Easter Dinner and the night before. After talking to John and Marilyn Herman they informed the Social Committee that they will need to set up on Saturday. The Committee informed the other party that they will not be able to use the hall the night before. They seem to think that there is no problem with them using the Hall the night before since they wouldn't be using the kitchen. Since Easter Dinner was signed up for first and they say they need to set up Saturday they were given permission by the Social Committee to do so. Larry Rhoades said he would try and work something out with the 2 parties.

Larry Rhoades thanked Johnny and Peggy Allman for the shelves they installed in the Women's Club Shed.

Outer Drive has 11 new lights.

Larry Rhoades thanked the Group of Installers for the construction of the putting green.

Addressed the issue of speeding in the Park (an ongoing problem).

Manager/Board Workshop - March 18,2009, 10.00A.M. – Office

Board of Directors Meeting March 25,2009 1:30 P.M. – Social Hall

Shade Tent is now a holding place for park plants.

Motion to adjourn by Ken Robert,seconded Fred Slager.

Meeting adjourned 3:30 P.M..

Respectfully submitted

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Helen Petty,Secretary

\_\_\_\_\_  
Approval Date

\_\_\_\_\_,President

\_\_\_\_\_, Secretary