

**EAGLE POINT HOMEOWNERS, INC.
BOARD MEETING
February 28, 2007**

CALL **TO** **ORDER:**
Meeting was call to order by President Larry Rhoades at 1:30pm. Board members present Larry Rhoades, David Waddington Carolyn Swartz, Ann Baillis, Verna Tromley, Kathleen Lapcinski, and Fred Slager. A quorum was present.

MINUTES:
Motion made by Larry Rhoades to dispense with the reading of the December 27, 2006 minutes. Seconded and passed. Approved as submitted.

TREASURER'S **REPORT:**
Kathleen Lapcinski gave report as of February 28, 2007. Report filed for audit. (COPY ATTACHED)

MANAGER'S **REPORT:**
Attorney has approved Amendments. Changes to Rules and Regulations distributed to Board members. Insurance seminar in Sarasota. Insurance issues, insurance cancelled, no problem getting coverage, amounts of coverage in question at this time. Probably get insurance from Citizens. Will have information at next Board Meeting. Need a written emergency plan. Roof completed. Charlotte County tree give away, information in the office. Three benches donated by Don and Jo Flash have been installed on Outer Drive. Road work in April or middle of May. (COPY ATTACHED)

STANDING COMMITTEES:

AUDIT:
Fred Slager reported Audit Committee met on February 19, 2007, found no discrepancies. Next meeting March 23, 2007 in the office conference room. Thank you to Helen Petty and new committee member Sharon Williams. (COPY ATTACHED)

BUILDING **&** **GROUNDS:**
David Waddington thanked his committee members and reported on meeting of February 19, 2007. Parking on the island is problem. Pond fountain, street signs, water & sewer lines locations, mangrove trimming. Next meeting March 19, 2007 10:00 (COPY ATTACHED)

DEVELOPMENT **&** **NEW HOMES** **PLACEMENT:**
Carolyn Swartz reported on meeting of February 26, 2007. Issues discussed, roof over mail boxes, front flag pole, request from Roger and Barbara Viger was approved by the committee. Problems of carports are being looked into. Next meeting will be March 26, 2007. (COPY ATTACHED)
Motion made by Carolyn Swartz to approve the special request by Roger and Barbara Viger # 230 to have son stay with them February 23, 2007 to April 5, 2007. Seconded by David Waddington and passed. (COPY ATTACHED)

FINANCE:
Kathleen Lapcinski reported on the February 13, 2007 meeting. Thanked her committee members. Meeting was primarily introduction and establishing goals. Next meeting is on March 14, 2007 at 1:00pm. (COPY ATTACHED)

LEGISLATIVE: No report

SAFETY: No report

SOCIAL:
Don Stewart reported on meeting of February 7, 2007 the floor maintenance, replacing chairs, decorating lounge and updating kitchen has been postponed. The next meeting will be March 7, 2007 at 2:30 pm.

OLD BUSINESS: No old business.

NEW BUSINESS:

Certificates of Appreciation presented to Past board Members: Larry Strother and Charles Worden.

SOCIAL **CLUB** **LIASON:**
Verna Tromley reported on Social Club Committee meeting of February 7, 2007 and meeting of February 17, 2007 with Don Stewart, Kathleen Lapcinski and Verna Tromley. (COPY ATTACHED)

BUILDING & GROUNDS: No new business.

NEW HOMES & DEVELOPMENT: No new business.

FINANCE:
Revisit the defeat of Amendment # 8 on Pooled Reserve Funds. Kathleen Lapcinski recommended to the board that we Amendment #8 back to the Shareholders for a vote. She stressed the importance of passing this amendment. Discussion followed. Motion made by Ann Baillis that we revisit the defeated amendment # 8 and to schedule an informational meeting in March followed in 14 days a Shareholders vote. Seconded and passed.

PUBLIC

FORUM:

Discussion on renters in #135, large dogs, parking at Recreation Hall, need more lighting on South Outer drive, posting of minutes, Committees and members posted, speeding, dead trees in Encore, cleaning of Wreck Room. Please put your issues in writing submit.

Motion made by Verna Tromley to have an informational meeting regarding Amendment #8 at 1:30pm. On March 13, 2007 Seconded by David Waddington. This motion was withdrawn.

Motion made by Verna Tromley to have the informational meeting after coffee on March 3, 2007. Seconded by David Waddington and passed.

ANNOUNCEMENTS:

Amendment # 8 Informational Meeting March 3, 2007 after coffee in Recreation Hall

Board Workshop March 21, 2007 - 10:00am. - Office Conference Room

Board of Directors Meeting March 28, 2007 - 1:30pm. - Recreation Hall

MEETING

ADJOURNED:

Motion made by David Waddington to adjourn the meeting seconded by Fred Slager. Meeting adjourned at 3:16pm. (1 RECORDED)

Respectfully submitted by,

Ann Baillis, Secretary

Attest:

DATE

Larry Rhoades, President

DATE

Ann Baillis, Secretary

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