

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

CALL TO ORDER: Meeting was called to order by President Larry Rhoades at 1:31 pm. Board members present Larry Rhoades, Dave Waddington, Ann Baillis, Verna Tromley, Kathleen Lapcinski, and Fred Slager. A quorum was present.

MINUTES: The minutes of the October 24, 2007 meeting were read by the Secretary and approved as read.

TREASURER'S REPORT: Kathleen Lapcinski gave report as of November 27, 2007. Report filed for audit. (copy attached)

STANDING COMMITTEES

AUDIT: Fred Slager gave report of the November 16, 2007 meeting. No discrepancies found. Next meeting December 21, 2007 10:00 AM. (copy attached)

BUILDING & GROUNDS: Dave Waddington gave report of the November 19, 2007. Made a proposal to the Board to purchase a ditch witch, that proposal has been withdrawn. (copy attached)

DEVELOPMENT & NEW HOMES PLACEMENT: Ann Baillis gave report of the November 20, 2007 meeting. Reviewed rental requests for #214, 225, 178. Reviewed 3rd person requests from #199 & #133 with recommendations to the board. Reviewed #229 - Sutton (copy attached)

FINANCE: Kathleen Lapcinski gave report of the November 14, 2007 meeting. Amended worksheet distributed, discussion of budget items, recommendation to the Board to look into other mowing companies, Recommend the completed budget to the Board for mailing out. (copy attached)

SPECIAL COMMITTEE REPORTS:

NOMINATING COMMITTEE: No report

LEGISLATIVE COMMITTEE: No report

SOCIAL COMMITTEE: No report

SAFETY COMMITTEE: Larry Strother reported that the hurricane season is almost over, thanked all his committee members and standby volunteers. Reminded residents to walk with a flashlight.

OLD BUSINESS: No old business.

NEW BUSINESS

AUDIT: None

BUILDING & GROUNDS:

Motion made by Dave Waddington to purchase a protective carport for the tractor at a cost of \$1516.00 tax included. Seconded by Verna Tromley and passed.

Motion made by Dave Waddington to remove two pine trees along fence line by office on Center Street at a cost of \$450.00. Seconded by Fred Slager and passed.

Discussion of proposed sewer rehabilitation project, should the Board go ahead with contacting the City of Punta Gorda and Charlotte County to find out what needs to be done.

Motion made by Dave Waddington to authorize John Tarnowski to pursue information from the City/County relative to such a project with regards to engineering costs and probability. Seconded by Kathleen Lapcinski and passed. (copy attached)

Discussion of streetlight on SE corner of Outer Drive, needs more consideration.

DEVELOPMENT & NEW HOMES PLACEMENT:

Motion made by Ann Baillis to approve the rental request for #214 - Rittenburg. Seconded by and passed

Motion made by Ann Baillis to approve the rental request for #225 - Mazzei. Seconded by Fred Slager and passed.

Motion made by Ann Baillis to deny the rental request for #178 - Folan. Seconded by Fred Slager and passed.

Motion made by Ann Baillis to approve the request for #199 - Vincent for a 3rd person. Seconded by Fred Slager. Motion withdrawn, second withdrawn.

Motion made by Ann Baillis to approve the request for #133 Schafer for a 3rd person. Seconded by Fred Slager and passed. (copies attached)

FINANCE:

Motion made by Kathleen Lapcinski to adopt the Proposed 2008-2009 Operating & Reserve Budget for mailing. Seconded Verna Tromley and passed.

Dave Waddington recommended to the Board that they explore alternate mowing contracts and entertain bids. More information next month.

Motion made by Kathleen Lapcinski that the proposed amendment to the reserve fund, prepared by our attorney be mailed to the shareholders for discussion and voting in January. Seconded by Dave Waddington and passed.

Motion made by Larry Rhoades to mail the proposed amendment as regards the committee structure to the shareholders. Seconded by Verna Tromley and passed.
Discussion of background checks.

Motion made by Larry Rhoades that Taz Wire Technologies, through William Gilliard, President, be granted permission to install any necessary antenna(s) for the purpose of providing high-speed internet service to the residents of Eagle Point Homeowners, Inc. Seconded by Kathleen Lapcinski and passed. (copy attached)

Appreciation to Joe Kent, resigning as Chair of the Garden Club, for all his hard work.
Discussion of pool leak and completion of repairs. Storage gate installed, signs ordered for the streets and for the signage at the entrance 55 and older resident owned.

PUBLIC FORUM:

Ballot packages, pool.

ANNOUNCEMENTS:

- Post Coffee Review of proposed amendments: December 1, 2007
- Pickup Ballot Packages after coffee December 15, 2007
- Pickup Ballot Packages at office December 17 thru December 19, 2007
- Meet the Candidates Night January 8, 2007 7:00 pm.
- Board/Manager Workshop December 19, 2007 10:00 am. - Office Conference Room
- Board of Directors Meeting December 26 2007 1:30 pm. - Recreation Hall

MEETING ADJOURNED:

Motion made by Kathleen Lapcinski to adjourn the meeting seconded by Fred Slager and passed. Meeting adjourned at 2:48 pm.

(meeting recorded)

Respectfully submitted by,

Ann Baillis, Secretary

Attest:

DATE

LARRY RHOADES, PRESIDENT

DATE

ANN BAILLIS, SECRETARY