

**EAGLE POINT HOMEOWNERS, INC.
BOARD MEETING
OCTOBER 24, 2007**

CALL TO ORDER:

Meeting was called to order by President Larry Rhoades at 1:34 pm. Board members present Larry Rhoades, Dave Waddington, Ann Baillis, Verna Tromley, Kathleen Lapcinski, and Fred Slager. Absent Carolyn Swartz. A quorum was present.

MINUTES: The minutes of the September 26, 2007 meeting was read by the Secretary and approved as read.

TREASURER'S REPORT: Kathleen Lapcinski gave report as of Oct. 24, 2007. Report filed for audit. (copy attached)

MANAGER'S REPORT: John Tarnowski reported on American Mowing. Sewer project: reviewed all the tapes, lines between # 232 & # 233 were repaired, videos of 2001 and 2002 were reviewed, focusing on one section, looking for biggest problem before repairs begin. Lift station: upgraded control panel, upgrading system and pumps. Pepsi machine will be removed. Trimming mangroves, gate on storage yard almost complete.

STANDING COMMITTEES:

AUDIT:

Fred Slager gave report of meeting held Oct. 19, 2007. No discrepancies found. Next meeting Nov. 16, 2007. (Copy attached)

BUILDING & GROUNDS:

Dave Waddington gave report of meeting held Oct. 15, 2007, reviewed sewer videos of Outer drive and 1st. In the process of gathering materials and costs of replacing lateral sewer lines, pool parts ordered, work should begin Nov. 1st.

DEVELOPMENT & NEW HOMES PLACEMENT:

Ann Baillis gave report of meeting held Oct. 16, 2007. Reviewed the request of #135 Rick & Jaye Scarberry. Recommended to the Board that this request be denied. Discussed completion of repairs to Unit #229 & #141. Timelines for the completion of repairs. Background checks for new residents and renters. (copy attached)

FINANCE: Kathleen Lapcinski gave report of meeting held Oct. 16, 2007. Preparing 2008 -2009 budget. Reviewed the roads and repairs. Wind insurance, safety hazard of the pool, lift station, and status of sewer repair. Committee recommended to the Board that they take to the shareholders in January a vote to raise the spending cap. (copy attached)

SPECIAL COMMITTEE REPORTS:

SOCIAL COMMITTEE: Don Stewart, no report at this time.

SAFETY & HURRICANE COMMITTEE: Larry Strother will have a report next month.

NOMINATING COMMITTEE: Betty Jett reported that there are some potential candidates.

OLD BUSINESS:

Motion made by Ann Baillis that the hardship rental request submitted by Rick & Jaye Scarberry #135 be denied. Seconded by Kathleen Lapcinski and passed. (copy attached)

Verna Tromley presented a drawing of the proposed arrangement for Dinner/Dance seating. Committee recommends adopting the arrangement.

Motion made by Verna Tromley to accept the schematic as drawn for Dinner/Dance seating. Seconded by Kathleen Lapcinski and passed. (copy attached)

NEW BUSINESS:

Consideration of recommendation to remove pond fountain.

Dave Waddington reported that the pond fountain is not working properly, will be shut down until the problem can be resolved.

Consideration of recommendation to purchase air-charging system.

Non-potable water pressure from the pond.

Motion made by Dave Waddington to purchase air-charging system for the non-potable water at the approximate cost of \$880.00. Seconded by Verna Tromley and passed.

Discussion of incomplete lot improvements.

Letters will be sent to residents. Unit #229 will be re-measured.

Discussion of need to perform background checks on prospective homeowners

Background checks on prospective homeowners and renters discussed. John discussed this matter with the attorney. The attorney

advised the use of a third party company and the need for a By-law Amendment. Need to establish the criteria for the background check. Board will review and gather information.

Consideration of recommendation to prepare amendment to bylaws re: reserve authorization limit

Motion made by Kathleen Lapcinski that the manager, in conference with the park's attorney, prepare an amendment to Article 16 of the Bylaws of Eagle Point Homeowners, Inc. Which would have the effect of increasing the Board's authority to withdraw non-emergency funds from the reserve accounts to \$25,000. Seconded by Ann Baillis and passed.

Social Committee recommendation:

Information from Don Stewart on Camcarriers and costs. Heating units to keep food warm.

Motion made by Ann Baillis to purchase two (2) Camcarriers and cart at an approximate cost of \$541.00 to use as food warmers. Seconded by Verna Tromley and passed.

Announcement of newsletter column - Board Bits

Verna Tromley discussed the new article, Board Bits, that will now appear in the Screaming Eagle. Information from the Board.

PUBLIC FORUM:

Signage at front entrance 55 and over Resident Owned , maintenance fee payment direct withdrawal, street sign posts, mowing.

ANNOUNCEMENTS:

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

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

MEETING ADJOURNED:

Motion made by Verna Tromley to adjourn the meeting seconded by Dave Waddington. Meeting adjourned at 2:58pm.

(meeting recorded)

Respectfully submitted by,

Ann Baillis, Secretary

Attest:

DATE

LARRY RHOADES, PRESIDENT

DATE

ANN BAILLIS, SECRETARY