

**MEETING OF THE BOARD OF DIRECTORS
EAGLE POINT HOMEOWNERS,INC.**

March 26,2008

CALL TO ORDER:

Called to order 1:30 P.M. in Recreation Hall.

ROLL CALL:

Present were: Kathleen Lapcinski,Helen Petty,Larry Rhoades,Ken Robert,Fred Slager,Carolyn Swartz and Dave Waddington. A quorum was present.

READING OF MINUTES:

The minutes of the February 27,2008 meeting were read and amended to read andra and John Bacon. Approved as to change.

TREASURER'S REPORT:

Kathleen Lapcinski read Treasurer's report (Attached).

STANDING COMMITTEE REPORTS:

- (a) Audit: Fred Slager read meeting minutes and added Barbara Stevens as new member.
- (b) Building and Grounds: Dave Waddington read meeting minutes. Non potable water will be off from 10:00 A.M. Monday, April 1 all day Tuesday and will be turned back on Wednesday April 3,A.M. to install new water tank and shed.
- (c) Development : Carolyn Swartz read committee meeting minutes.Minutes on file. Question on putting green as to who is installing it. Concern of drainage if not being installed by contractor. To be done by volunteers in park. They will follow the proper instructions. For installation. They are contractors with experience in this field.
- (d) Social : Helen Petty read meeting minutes.Minutes on file
- (e) Finance: Kathleen Lapcinski read meeting minutes. Minutes on file.

SPECIAL COMMITTEE REPORTS:

Kathleen Lapcinski gave Legislative and P.A.C. report. Recommending that we join the C.A.I in Fort Myers to keep is informed as to the latest information.

Safety Committee: Dave Wadding gave report of things to be done to get ready for Hurricane Season. Information will be given to persons leaving park for the summer. Available in the office. Minutes on file

OLD BUSINESS:

Boat Dock for Sandra and John Bacon. They want the Board to reconsider previous decision. Dave Waddington stated that the Board is looking at possible options. (1) allowing it to go in with restrictions (2) our long time implications would be that at some point in time, we would over the course of the first or second property transfer, the docks would revert back to the Park. Ken Robert suggested we look at a 5,10, and 20 year master plan. He would like to see that the private docks revert back to the park. Fred Slager suggested that we let them have the dock and that it revert back to the park when property is transferred. What the Bacons need is a letter from the board that if she can get it through the D.E.P. and all other regulations we will allow it. Kathleen Lapcinski stated that she felt that since the dock had resorted back to the Park already why should we do it again.

Discussion opened to the floor:

Lois Baurer stated that we would never get her dock back. Sandy Bacon stated that we should keep the door open with the D.E.P., Charlie Worden stated that there is a submerged land lease that is in effect and lists all the docks that are covered under that submerged land lease. Question as to if Bacon's is on the list. John Tarnowski stated that he remembered that particular dock was removed after a great deal of correspondence, that we had been paying on a dock that didn't exist and we were given a refund. Charley stated that if it wasn't on the list and the mangroves can't be cut it was stopped in it's tracks. Kathy Hyatt stated you could see where a dock had been and the issue was if they had our permission to replace it. Ken Robert stated we should have the D.E.P. come and give us a presentation as to what can or cannot be done. Sandy Bacon stated that they had gone to the D.E.P. in 2006 and they would not talk to them until they had an engineered plan and drawing with specifics. First thing needed would be permission from the Board to proceed. All hinges on the submerged land lease. Board will research the submerged land lease and postponed the decision for 30 days.

NEW BUSINESS:

Item 1:

A motion was made by Carolyn Swartz.

(Attached)

The request by Harry Radebaugh to rent his unit #84 for a period of 3 months. January, February March 2009 be approved.

Second: Fred Slager

Board voted unanimously to approve

Motion: **Passed**

Item 2

(Attached)

A motion was made by Carolyn Swartz
That the request from Joe Franco #227 to construct a 12 x 17 screen room under his carport in front of this shed be approved.

Second: Ken Robert

Board voted unanimously to approve

Motion: **Passed**

Item 3:

A motion was made by Carolyn Swartz
(Attached)
That the request from Owen Mortimer to allow his guests to occupy his Unit #35 for a period of 2 weeks commencing April 21, 2008 be approved.

Second: Fred Slager

After discussion a vote on the matter was called with the following results:
Board voted unanimously to approve

Motion: **Passed**

Item 4:

A motion was made by Carolyn Swartz
(Attached)
That the request from the Eagle Point Women's Club for a storage shed 12 x 20 be approved provided the location of shed be in the recycle area by the office.

Second: Helen Petty

After discussion a vote on the matter was called with the following results:
6 NO 1 YES

Motion: **Failed**

A motion was made by Kathleen Lapcinski
(Attached)

That the Eagle Point Women's Club shed be located in the N.E. corner of the mini-park.

Second: Dave Waddington

After discussion a vote on the matter was called with the following result:
Board voted unanimously to approve

Motion: **Passed**

Item 5:

A motion was made by Carolyn Swartz
(Attached)

That Gary & Lillian Sutton #229 be allowed to extend their carport 30 inches. The shed and carport must be constructed of a non-flammable material. Shed cannot have a window on the side. Shed and excess concrete at rear of property must be removed. Permits must be current and presented to the Board.

Second: Fred Slager

After discussion a vote on the matter was called with the following result:
6 YES 1 NO

Motion: **Passed**

Item 6:

A motion was made by Helen Petty
(Attached)

That Social Committee Line Item money be designated to update the kitchen. Retaining enough to finance activities until the States Monthly activities resume in November, 2008.

Second: Carolyn Swartz

Board voted unanimously to approve

Motion: **Passed**

Item 7:

A motion was made by Helen Petty
(Attached)

That the Recreation hall use policy be changed to read SUCH AS birthdays, and anniversary parties, remembrances and fund-raising dinners. (d) The residents sponsoring the event must provide all supplies. Park supplies such as paper-goods, cups, coffee, tea, sugar, creamer, etc. may not be used without prior arrangements with the park

Seconded: Kathleen Lapcinski

Board voted unanimously to approve

Motion: **Passed**

Item 8:

A motion was made by Kathleen Lapcinski
(Attached)

That on recommendation of Finance Committee that any 2007-2008 operating funds available at year end be applied to postponed discretionary items for maintenance, updating, repairing Recreational Hall, Kitchen, A/C system, painting, new windows etc.

Seconded: Dave Waddington

Board voted unanimously to approve

Motion: **Passed**

Comment Period:

Occupancy of homes without homeowners presence. Some not obtaining permission to do so. Board needs guidance how to enforce. Manager needs guidance how residents feel when an Owner moves into neighbors home while guests stay in their home Are they guests and need to be registered as such? Question why do we need so many rules? Years ago they were allowed to rent and were on honor system. All we ask is that you get permission.

Dave addressed the gate to the storage yard. With the vinyl it acts as a sail and is broken. .Two gates made at cost of \$ 2500.00 plus tax no vinyl. Gate to hold vinyl but would need \$1,000.00 to \$2000.00 to motorize, or straighten the gate we have, which is not very substantial and would have to take vinyl off . Purchase 2

-14 foot farm gates that would roll from both sides to the middle with no plastic for about \$300.00. Issue of standing complaint that you can see into the storage yard . Discussion .Board will have to address at a later time. Question what is immediate family. Are grandchildren immediate family. Cannot stay in homes without owner present. Requests will be considered on individual basis.

ANNOUNCEMENTS:

- A-Manager/Board Workshop – April 16,2008,10:00 am- Office
- B- Board of Director’s Meeting April 23,2008 1:30pm.-Social Hall.

ADJOURNMENT:

A motion to adjourn was made by Fred Slager, seconded by Dave Waddington.

The meeting adjourned at 3:30 pm.

Respectfully submitted by

_____, Secretary

Approval Date

_____, President

_____, Secretary

