

EAGLE POINT HOMEOWNERS, INC .

BOARD OF DIRECTORS MEETING

OCTOBER 27, 2010

CALL TO ORDER:

Meeting called to order at 1:30 pm in Social Hall

ROLL CALL:

Present: Larry Rhoades, Phyllis Kuc, Kathleen Lapcinski, Nancy Quillen, Bob Roth, Charlie Worden.

Absent: Larry Dobson

Quorum Present

READING OF MINUTES:

Minutes of April 28, 2010

Read and Approved.

TREASURER'S REPORT:

Kathleen Lapcinski gave report. (On file).

ADDITION TO AGENDA:

Add item "f" to New Business. Discussion of air-conditioner in Social Hall.

STANDING COMMITTEE REPORTS:

Audit-Bob Roth - No disparities

Building & Grounds - Larry Dobson - No meetings until Nov. 2010.

Development - Charlie Worden-Minutes on file

Finance - Kathleen Lapcinski-Report on file.

Reminder: All Board members and Committee Chairs please submit requests for items you desire for budget consideration ASAP.

Social Committee - Nancy Quillen- Minutes on file.

SPECIAL COMMITTEE REPORTS:

SOUTHWEST FLORIDA RESIDENT OWNED COMMUNITIES (PAC) -

September 2010 meeting: A round table discussion. No major items discussed.

October 2010 meeting: Issues relating to the hiring of at least a part-time lobbyist to represent our interests and bring back information to keep us in the political loop.

OLD BUSINESS: None

NEW BUSINESS

a. Request by Unit 181 to rent their home for a 6 month period beginning Dec. 2010

Motion by Charlie Worden 2nd by Nancy Quillen:

“That the 2 month period the renter will be in the home as a care-giver be approved. An additional 2 month approval for a renter be given, as the owner had only lived in the unit for 2 months the previous year.”

6 yes 0 no
Motion passed

b. Request by Unit 225 to rent their unit for one month in February 2011.

Motion by Charlie Worden 2nd Kathleen Lapcinski:

“That the request for a one month rental for unit 225 be denied. Reference Eagle Point Rules & Regulations Section IX c.”

“
6 yes 0 no

Motion passed

c. Request by Unit 37 to rent their unit for a 3 month period-Dec. 2009 to Mar. 2011

Motion by Charlie Worden 2nd Kathleen Lapcinski:

“That the request for a 3 month rental for unit 37 be approved.”

6 yes 0 no

Motion passed

d. Recommendation by Activity Committee to install venetian blinds in Activity Room.

Motion by Nancy Quillen 2nd Charlie Worden

“That venetian blinds be installed in Activity Room, and that the same type and color of blinds be used as in the main hall to maintain consistency.”

5 yes 1 no
Motion passed.

e. Preliminary discussion on the establishment of new dock rental fees.

This is a Board of Directors and Building and Grounds Committee responsibility.

Buildings and Grounds will not meet until November 2010.

This item was addressed by our Manager, John T..

Background: Building and Grounds needs to give input after looking at all issues. This is going to be a difficult number to come up with, since there is no way of knowing how many docks will be rented. The previous submerged land lease was canceled by the State of Florida, and we were operating under a temporary permit this past summer.

A new lease was recently received incorporating approximately 28,500 square feet. We had been leasing only 7,500 square feet. This is a 5 times increase in what we are leasing

from the state. The new lease will be in effect for the next 5 years from April 2010 to April 2015.

Not too many people are interested in paying \$200 or \$300 a year. The park has 11 docks and 22 slips along with the boat ramp and fishing pier. This accounts for 40% of the lease fee.

The Board of Directors has the responsibility to come up with a fee structure that doesn't discourage rentals. This is all part of the budget process. The Treasurer indicates that we can wait a "couple of weeks" until the full Building and Grounds committee gets here. We need to come up with a workable plan between Eagle Point and the State of Florida.

Bob Roth made a motion 2nd Nancy Quillen

"A yearly annual fee of \$200 per slip be charged for rental of park docks."

Motion failed

This topic will come up again for action at our November meeting.

f. Discussion on replacement of A/C unit in the East Wing of Social Hall.

It has been confirmed by at least three contractors that the A/C unit in the East Wing of the Social Hall is not repairable.

Kathleen Lapcinski made a motion 2nd by Charlie Worden:

"The A/C unit in the East Wing of the Social Hall be replaced at an amount not to exceed \$6,000 from the reserve funds".

6 yes 0 no
Motion passed

FUTURE OF STORAGE YARD

This will be discussed at our November meeting and also at our Annual Meeting.

COMMENT PERIOD FOLLOWED BY PRESIDENT'S COMMENTS

Next meeting Wednesday Nov. 17, 2010 at 1:30pm.

Purchase of defibrillators still to be decided.

MOTION TO ADJOURN

Kathleen Lapcinski
2nd Charlie Worden

Respectfully submitted _____

Phyllis Kuc, Recording Secretary

Approved: ____/____/____

Larry Rhoades, President

Phyllis Kuc, Secretary