

**EAGLE POINT HOMEOWNERS, INC.**  
**Minutes of the Meeting of the Board of Directors**  
**April 27<sup>th</sup>, 2011**

**1. CALL TO ORDER:**

The meeting was called to order by the President at 1:30 pm in the Park's Social Hall.

In the absence of Phyllis Kuc, John Tarnowski was asked to record the minutes of the meeting.

**2. ROLL CALL:**

Present were Larry Dobson, Kathleen Lapcinski, Larry Rhoades, Bob Roth, Joseph Usher, and Charlie Worden. Absent was Phyllis Kuc. A quorum was announced.

There were two additions to the agenda:

- 1 – The reversal of the action taken in February, temporarily appointing Kathleen Lapcinski to fill Nancy Quillen's position on the Board (add as item "h")
- 2 – Consideration of the replacement of the Social Hall's piano (add as item "i")

**3. READING OF UNAPPROVED MINUTES:**

The minutes to the meeting held March 23<sup>rd</sup>, 2011 were read and approved with one change: the word "defibrillators" was changed to its singular form.

**4. TREASURER'S REPORT:**

Bob Roth reported on the financial health of the association. A copy of the report is on file.

The treasurer also commented on the fact that, due to share redemptions exceeding share purchases over the past year, the association had utilized its "line-of-credit" with Regions Bank in order buy back outstanding shares, and, that currently, the association owed an additional \$60,000 to shareholders that were in the process of selling their homes. Those funds were also expected to be obtained through that line-of-credit. The treasurer went on to add that he would like to see the shareholders approve, at next year's annual meeting, the authority to borrow future share funds, when necessary, from the funds the association has on deposit in its reserve accounts, thereby saving the interest payments that would be going to the bank. He stated that this is made all the more financially feasible due to the low interest being received on the deposits and high interest being paid on the line-of-credit.

The treasurer then announced that the Park has been involved in discussions with the City of Punta Gorda, other resident parks in the area and the Park's attorney concerning the advantages and disadvantages of incorporation. He stated his desire to have this discussion continued at the next meeting of the Board of Directors in the fall and the possibility of scheduling the City's Director of Growth Management to meet with the residents in November in order to answer any questions that may be generated over the summer months. He added that it was his intention to move that the item be added to the ballot next January.

## 5. STANDING COMMITTEE REPORTS:

The chairmen reported on the activities of their committees.

### **Building & Grounds:**

Larry Dobson reported on the meeting held on April 11<sup>th</sup>.

Discussed at the meeting were:

- the construction of a chlorine trailer.
- the condition of the sound system in the hall.
- completion of the purchase of a Chevy S-10 pickup truck.
- drainage issues on second and third streets.
- Replacement of Park dock # U-V.
- Improvements to the landscaping around the Social Hall.

Several of these items will be coming up for action today. A copy of the minutes will be on file.

### **Development:**

Charlie Worden reported that his committee had met on April 12<sup>th</sup> and that several items will be presented for action later in the meeting. In addition, he reported that the committee had continued its efforts on reworking the Park's rules pertaining to rentals.

The minutes to that meeting have been filed.

### **Social Committee:**

Kathleen Lapcinski reported on activities of the Social Committee and on the meeting held on April 6<sup>th</sup>. At that meeting, the following items were discussed:

- use of the bulletin boards
- kitchen inventories
- cleaning contractors
- the ongoing efforts of several of the sub-committees
- The donation of funds to purchase three exercise mats

The minutes to the meeting have been filed.

## 7. SPECIAL COMMITTEE REPORTS:

There were none.

## 8. OLD BUSINESS:

There was none.

## 9. NEW BUSINESS:

- a. Larry Dobson moved *“that we replace the metal cover on third-street with a concrete swale, that the existing swale on second-street be removed and replaced and that the spillway to the pond be improved with concrete with the total cost of the project not to exceed \$5,000.00.”*                      Seconded by Charlie Worden.

After a discussion on the extent of the work,

the motion carried unanimously.

---

- b. Larry Dobson moved ***“that we replace one of our existing docks, “dock U-V”, with a floating dock”***.  
Seconded by Larry Rhoades

After discussion, including a cost projection of \$2,500,  
the motion carried unanimously.

---

- c. Larry Dobson moved ***“that we pave a portion (of the area around the flagpole), install curbing, sod and landscape the island with our flagpole at a cost not to exceed \$9,500.”***  
Seconded by Larry Rhoades

After a lengthy discussion on the extent of the project, a vote was taken.  
For the motion: Larry Dobson, Charlie Worden  
Against the Motion: Joseph Usher, Kathleen Lapcinski, Bob Roth.  
Abstaining: Larry Rhoades

The motion failed.

---

- d. Charlie Worden moved ***“that a request from unit #102 to allow a non-family member to reside in the unit for the months of May through October be approved, as recommended by the Development Committee”***. Seconded by Kathleen Laplinski

After discussion,  
the motion carried unanimously.

---

- e. Charlie Worden moved ***“that a request by unit #116 to place pavers between unit 116 and 117 covering an area approximately 8’ X 16’ and approximately 16’ from the street, as recommended by the Development Committee.”*** Seconded by Bob Roth.

After discussion and a vote on the request,  
the motion carried unanimously

---

- f. Charlie Worden moved ***“that a request to install pavers between the curbed area and the roadway at unit # 201 be denied, as recommended by the Development Committee”***.  
Seconded by Bob Roth

After discussion and comments from the residents, the motion was tabled until the next meeting of the Board.

---

- g. Charlie Worden moved ***“that a request by unit #75 to place pavers on the south-side of the unit, creating a paved area approximately 5’X 12’ & 12’ X 5’ from the carport to the street.”***  
Seconded by Joe Usher

After discussion,  
the motion carried unanimously.

---

- h. Larry Rhoades moved *“that the resignation of Kathleen Lapcinski as interim member of the Board of Directors be accepted and that Nancy Quillen be reappointed to the Board for the remainder of her two-year term, effective May 11, 2011.”*  
Seconded by Joe Usher

After discussion,

the motion carried unanimously.

---

- i. Larry Rhoades moved *“that the Board accept the generous offer of the Eagle Point Women’s Club to purchase a new electronic piano for the Recreation Hall.”* (The piano is a Williams Overture 88 Key Digital Piano at a cost of \$540 + tax and the purchase of a three-year warranty at the additional cost of \$40.)

After a discussion, on the need for a piano, a vote was taken.

For the motion: Larry Dobson, Charlie Worden, Joseph Usher, Kathleen Lapcinski, and Larry Rhoades

Against the Motion: Bob Roth.

The motion carried.

---

## 10. COMMENT PERIOD:

Residents commented on the following items:

- No Park money should be spent replacing or repairing docks.
- Board should work to lower maintenance assessment.
- Why are we repairing grate on third-street – spend money more prudently.
- It is time to put some money into park landscaping – residents spend money on landscaping their property and common ground remains ugly.
- Flag memorial could be moved to smaller circle in parking lot.
- Any improved landscaping is labor intensive - reduce maintenance assessment.
- Spend money to keep park looking good.
- Individuals planting trees in common areas.
- Want to beautify – need professional help - plan whole area.
- Annexation.

## 11. ANNOUNCEMENTS & PRESIDENT’S COMMENTS:

- Celine Ramage will begin her two week vacation May 2<sup>nd</sup>.
- Thank you to the Board members who stayed later in the year in order to attend today’s meeting.
- Ken Roberts has accepted the appointment to chair the nominating committee. Thank you to Kathleen Lapcinski for stepping in to fill in during Nancy Quillen’s recovery.
- The next manager’s agenda workshop: Wednesday, October 19<sup>th</sup>, 2011 at 10am
- The next Board of Directors meeting: Wednesday, October 26<sup>th</sup>, 1:30pm.

**12. ADJOURNMENT.**

The meeting adjourned at 3:16pm.

Respectfully submitted,

---

John J. Tarnowski, Recording Secretary

APPROVED:    \_\_\_\_ / \_\_\_\_ / \_\_\_\_

---

Larry Rhoades, President

---

Phyllis Kuc, Secretary