

**EAGLE POINT HOMEOWNERS INC.
BOARD OF DIRECTORS MEETING
DECEMBER 7, 2011**

CALL TO ORDER:

Meeting called to order at 1:30 pm by President Larry Rhoades at 1:30 pm in the Social Hall.

ROLL CALL:

Larry Dobson, Phyllis Kuc, Nancy Quillen, Larry Rhoades, Bob Roth, Johnny Taylor, Joe Usher. Quorum present.

READING OF THE MINUTES:

Minutes of November 16, 2011 meeting read.

Two corrections made:

Page 2 Item C (3) should read: entire project be approved and permitted (not licensed) by the county.

Comment period Item 2 should read: Dennis Murphy from the city (not the county) will be here to speak to us.

AGENDA CHANGES: Under New Business: Item H is deleted.

TREASURER'S REPORT:

Bob Roth gave report. Report on file.

STANDING COMMITTEE REPORTS:

Audit--Joe Usher--Met Dec. 5--no disparities--Next meeting Friday, Jan. 13, 10am at park office.

Building & Grounds--Larry Dobson--Read minutes of meeting on Nov. 28, 2011.

Minutes on file. Next meeting Mon. Jan. 9, 2012 at 10pm.

Development--Johnny Taylor--Met Dec. 2, 2011. Read minutes of meeting. Next meeting Jan. 5, 2012 at 1pm.

Finance--Bob Roth--Has met 5 or 6 times in the last weeks. Will have final budget ready for 2012/13.

Social Committee--Nancy Quillen--Minutes on file. Next meeting on Jan. 4, 2012 10am in "Wreck" hall.

SPECIAL COMMITTEE REPORTS: None

OLD BUSINESS: None

NEW BUSINESS:

Larry Dobson made a motion 2nd by Bob Roth that "we replace the drop inlet and grate on the south end of 7th Street at a cost of \$2,000.00. Discussion followed. Motion carried.

Larry Dobson made a motion 2nd by Johnny Taylor that "we pull up pavers on the outer perimeter of our pool deck, install a new base, and replace pavers at a cost of \$3,240.00. Discussion followed. Motion carried.

Larry Dobson made a motion 2nd by Joe Usher that “we approve funding of up to \$9,500, from our reserve funds, to replace the wooden fence on the East perimeter of our park and the North end of our boat yard with a new white fence to match the fence we presently have on Center Street. Discussion followed. Motion carried.

Johnny Taylor made a motion 2nd by Joe Usher that “the request by Unit #195, to build approximately a 6ft x 6ft parking pad for their golf cart, plus a 2.5 ft walkway next to the driveway, per submitted drawings be approved. Discussion followed. Motion carried.

Johnny Taylor made a motion 2nd by Nancy Quillen that “the request submitted by Unit #239, to rent their home during the months of Dec. 2011 thru April 2012 be approved. Discussion followed. 6 aye, 1 no Motion carried.

Johnny Taylor made a motion 2nd by Nancy Quillen that “the request submitted by Unit #58 to rent their home during the months of January thru April 2012 be approved. Discussion followed. Motion carried.

Johnny Taylor made a motion 2nd by Joe Usher that “the request submitted by Unit #84 to rent their home during the months of January thru March 2012 be approved. Discussion followed. Motion carried.

Bob Roth made a motion 2nd by Johnny Taylor that “the Board of Directors authorize the mailing of the Finance Committee’s recommended 2012-2013 Budget to the Shareholders of Eagle Point Homeowners Inc.. Discussion followed. Motion carried.

Bob Roth made a motion 2nd by Johnny Taylor that “the Board of Directors recommend to the Shareholders of Eagle Point Mobil Home Park that they vote in favor of annexation to the City of Punta Gorda. Discussion followed. Motion Passed.

Comment Period:

1. The presence of a fruit and vegetable vendor one day a week in the park has proved to be a positive move.
2. Congratulations to Betty Jett and her crew for the beautiful decorations in the park this Christmas season.
3. Vendor has not made for any increase of traffic in the park.
4. The park appears to be supporting the vendor very well.
5. 8 candidates running for office. Still have to Monday Dec.12 to hand in candidate forum.
6. Tuesday Jan. 10,2012 is “Meet The Candidates Night”.
7. With regard to a new fence, do we have any boundary markers along the fence?
Dobson: Intend to put new fence where old fence currently is. On other side of fence is a ditch. We have easement rights with Encore. No problem is envisioned. Some definite boundary lines are known.
8. Questions on reserves and share-accounts.and annexation.
9. Please control your animals and respect neighbor’s property.
10. Use of proper leash will help control your dog.

President's Comments:

All employees have gone thru annual review process.

BOD wishes all a happy safe holiday.

Announcements:

January 10---Meet the candidate Night 7pm

January 11---Board Manager Workshop 10am

January 18---Board of Directors Meeting 1:30 pm

January 24---Budget Meeting 1:30pm/Annual Meeting 2pm

Motion to adjourn by Larry Rhoades, 2nd by Nancy Quillen

Respectfully submitted

Phyllis Kuc
Secretary

Approved _____ / _____ / _____

President

Secretary