

EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 22, 2012

1. CALL TO ORDER:

Meeting called to order at 1:30 p.m. in the Social Hall.

2. ROLL CALL:

Larry Dobson, Ina Stark, Fran Dickey, Johnny Taylor, Steve Fessenden, Joseph Usher, Dave Churchill. Quorum present.

3. READING OF MINUTES:

Motion made by Johnny Taylor and seconded by Larry Dobson to suspend the reading of the minutes from the Organizational Meeting held on January 27, 2012. Motion passed unanimously.

Minutes of January 17, 2012 read and approved.

4. TREASURER'S REPORT:

Fran Dickey gave report. Report is on file.

5. STANDING COMMITTEE REPORTS:

Audit: Joe Usher gave report. Committee met on 2/10/12. All documents were in order.

Building and Grounds: Larry Dobson gave report. Committee met on 2/06/12. Report on file. Next meeting of B&G Committee scheduled for 3/05/12.

Development: Dave Churchill gave report of meeting held on 2/05/12. Next meeting scheduled for 3/07/12. Report on file.

Finance: Fran Dickey gave report of meeting held on 2/14/12. Report on file.

Social Committee: Ina Stark gave report of meeting held on 2/08/12. next meeting scheduled for 3/07/12. Report on file. Johnny Taylor added that the switches for the Fans and Lights have now been labeled (although spelled incorrectly by John Tarnosky) for easy identification.

6. NO SPECIAL COMMITTEE REPORT.

7. OLD BUSINESS:

None pending.

8. NEW BUSINESS:

a. Larry Dobson made a motion, seconded by Joe Usher to install a streetlight at on Center Street between the corner of 7th and Outer Drive by Florida Power and Light. Following discussion the motion carried unanimously.

b. Larry Dobson made a motion seconded by Ina Stark to install Beware of Alligator signs around our retention pond. Following discussion the motion was carried with Larry Dobson dissenting.

c. Dave Churchill made the motion and seconded by Steve Fessenden that the addition of a deck on Unit #208 per submitted drawing be approved. Motion carried unanimously.

d. Dave Churchill made a motion seconded by Steve Fessenden that the request of Unit #114 (agreeable with Unit #115) to install a drainage system between the Units be approved per submitted drawings. Motion carried unanimously.

e. Dave Churchill made a motion seconded by Joe Usher that the request made by Unit #108 to add a Privacy Fence behind their shed for Trash Receptacles per submitted drawing be approved. Motion carried unanimously.

f. Fran Dickey that the approve a motion seconded by Dave Churchill as recommended by the Finance Committee to investigate the contracting of a group other than Gab-Robbins to conduct an updated Reserve Study as the last Study was conducted circa 2004/5. Following discussion the motion carried unanimously.

g. Fran Dickey made a motion seconded by Steve Fessenden and recommended by the Finance Committee that the date of the Annual Meeting, election, and Budget Approval be moved to a later date. Motion carried unanimously.

h. Ina Stark made a motion seconded by Fran Dickey that in the future, new residents of the Park be assigned to an appropriate State Group. Following discussion the motion carried unanimously.

9. COMMENT PERIOD:

Ken Robert suggested that the alligator issue be discussed at the Orientation meeting for new residents. Johnny Taylor assured him this action was already being done.

Steve Fessenden requested that residents voice their opinion on future installation of a Security Gate during the nighttime hours.

Next Managers' Meeting scheduled for 3/21/12.

Next Board of Directors meeting: March 28,2012

Motion to adjourn: Johnny Taylor, 2nd Steve Fessenden. Motion carried.

Respectfully submitted _____
Steve Fessenden, Secretary

APPROVED: _____
Date

Johnny Taylor, President

Steve Fessenden, Secretary