

EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
APRIL 25, 2012

1. CALL TO ORDER:

Meeting called to order at 1:00pm. in the Social Hall.

2. ROLL CALL:

Larry Dobson, Fran Dickey, Johnny Taylor, Steve Fessenden, Joseph Usher, Dave Churchill. Quorum present. John Tarnowski in attendance.

3. READING OF MINUTES:

Reading of minutes suspended. Approved as presented.

4. TREASURER'S REPORT:

Accepted. Report is on file.

5. AUDIT COMMITTEE REPORTS:

a. All in order. Result read, accepted, and filed.

6. BUILDING & GROUNDS COMMITTEE:

- a. Discussions underway regarding Fountain replacement.
- b. Discussions regarding future budget items for planning purposes (Docks, Storm/Sanitary Drains, Front Entrance Fencing/Trees.
- c. Report read and accepted: Report on file.

7. DEVELOPMENT COMMITTEE:

- a. Rental guidelines approved for Legal Review.
- b. Discussion of "long-range" development "spreadsheet" underway with B&G.
- c. Report read, accepted, and placed on file.

8. FINANCE COMMITTEE

- a. Reserve Study Corrections made.
- b. Report read and accepted. Report on file.

9. SOCIAL COMMITTEE:

- a. Finished year with positive balance. Thanks to Womens' Club for \$400 donation.
- b. Kitchen "Deep" cleaning scheduled.
- c. Floor Stripping and Polishing scheduled..
- d. Diane Young will coordinate summer activities
- e. Johnny Taylor Mentioned that our "50/50" raffles are technically illegal but we will continue to risk it.
- e. Report read and accepted. Report on file.

10. SPECIAL COMMITTEE:

- a. None.

11. SAFETY COMMITTEE:

- a. Meeting held April 19. Location, Procedures for emergencies reviewed.
- b. Water reserves located in Maintenance Shed for emergencies.
- c. Invitation presented for anyone interested in learning Safety Equipment/Procedures extended to residents.
- d. Report read, accepted and placed on file.

12. OLD BUSINESS:

- a. None.

13. NEW BUSINESS:

- a. Replacement of fountain motion for \$2000 made, seconded, and approved.
- b. Oak Trees in front will be kept and maintained as necessary due to legal ramifications and cost of removal/replacement elsewhere..
- c. Fencing and landscaping issues at front entrance discussed. Hedge of coco-plums approved. Fencing is still in limbo due to costs, County Permits, etc.
- d. Front wall and Entrance Pillars will be lowered for highway visibility. Motion made and carried to purchase fencing not to exceed \$10,000 with the proviso the Park Maintenance personnel install. Motion carried with Joe Usher dissenting,
- e.. Motion for #199 Lanai extension approved.
- f.. Motion for installation of Golf Cart parking pad at #129 approved.
- g.. Motion for approval of Rental Regulations as revised made. Topic discussed, reiterated, and clarified Motion carried.
- h. Motion made to adopt written procedures for Share Certificate purchases. Transfers, modifications etc. require a \$15 fee. Motion seconded and carried.

14. COMMENTS:

- a. Explanation of on-going sewer modifications explained.
- b. Drainage ditch issue on South side is not our property or problem.

Next Managers' Meeting scheduled for 5/16/12.
 Next Board of Directors meeting (Info only) 5/23/12

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

Respectfully submitted _____
 Steve Fessenden, Secretary

APPROVED: _____
 Date

 Johnny Taylor, President

 Steve Fessenden, Secretary