

EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
November 28 2012

1. CALL TO ORDER:

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

A moment of silence observed in memory of Johnny Taylor and others passed away over the summer.

Introduction of Charlie Wordon as replacement Board Member.

2. ROLL CALL:

Larry Dobson, Dave Churchill, Ina Stark, Steve Fessenden, Charlie Worden present. Fran Dickey, Joe Usher absent. Quorum present.

3. READING OF MINUTES:

Minutes of April 25, 2012 accepted and approved as written.

4. TREASURER'S REPORT:

Dave Churchill gave report. Report is on file.

Agenda modification of two motions by the development Committee and one additional motion by Larry Dobson scheduled for later in the meeting.

5. STANDING COMMITTEE REPORTS:

No report.

6 BUILDING AND GROUNDS:

a. Meeting held on December 4, 2012.

b. Fence installation at park entrance to be discussed later in meeting.

c. Placement of "fill" material and use of old Bocci Ball Court site rejected due to cost at this time.

d. Drainage issues on 4th and 5th Streets discussed. Noted that replacement of drainage lines from Outer Drive to 7th Street already accomplished, Line from 7th to Alligator Creek has not. Also noted was that existing drainage is insufficient to handle heavy rains due to sizing, The possibility of road regrading to divert the excess has been looked at and is cost prohibitive at this time but further repair of drainage line from 7th to Alligator Creek under consideration.

e. Docks issue discussed and will pursue professional guidance as to cost and legality of modifications.

f. Cleaning of Club House areas will be done. Stove repairs completed. Pilot lights will be left on. Rec Room floor stripping and re-waxing and buffing of main hall floor scheduled. WiFi connection installed. New pool heater installed.

g. Smoke test from city pending.

h. Sewers discussed and being analyzed for future actions at this time.

i. Mangroves trimmed.

7. DEVELOPMENT COMMITTEE:

a Dave Churchill, Steve Fessenden, Charlie Wordon, and John Tarnoski met and three motions were discusse which will be made later in meeting.

8. SOCIAL COMMITTEE:

a. Gloria Stark will be taking over purchasing of kitchen supplies.

b. Judy Rush will be updating Eagle Point website.

c. Looking into purchasing Eagle Point coffee cups for new and old residents.

d. Carol Butterfield has been busy with Welcoming Committee for our many new residents. Nice problem to have.

e. Monthly activities proceeding beautifully.

f. Christmas decorations under Gloria Stark's guidance well underway. Next meeting on December 5, 2012.

9. SPECIAL COMMITTEE:

a. Special Committee meeting of November 21 and 24, 2012 read, approved, and placed on file.

8. OLD BUSINESS:

a. None

9. NEW BUSINESS:

a. Larry Dobson made a motion to move Annual Meeting to March 26, 2012. Candidate Forum will be held after Saturday Coffee. Seconded and approved unanimously.

b. Larry Dobson made a motion to not install entrance fencing as approved in April Board meeting due to cost, etc. Motion seconded and approved

unanimously.

c. Dave Churchill made a motion to approve request of Unit#235 to install a 72”X42” canopy on their deck be approved. Motion seconded and carried unanimously.

d. Dave Churchill to approve rental of Unit #84 be approved. Motion carried unanimously.

e. Dave Churchill to approve Unit #76 for rent. Motion carried unanimously.

f. Larry Dobson made a motion to replace Joe Usher with Bob Roth. Motion carried unanimously.

g. Larry Dobson conducted a “play” to illustrate Annexation results with respect to tax ramifications. The “grandfather” acceptance clause of annexation importance stressed. The 25% in sewer and 15% in water reduction of \$124.00 per resident per year savings stressed. Garbage collection must now be paid at \$230.40 per residence per year. There will be one more truck per week. Possible purchase of new trash containers for park being considered. Police, Fire, and Rescue services on a par with existing services. Over 15 years this would result in about \$600,000.00. Dave Churchill stated that County taxes were likely to increase as well.

9. COMMENT PERIOD:

Garbage pick-up twice a week due to size restriction of cans.

Charlotte County will retrieve present cans and trash bins.

Lois Bowers is against city annexation due to garbage pick-up schedules and need for permits. Our maintenance fee costs will go up.

The \$70.00 exemption will not apply to non-residents.

No special annexation committee existing. Future tax increase possibility brought up. Special meetings for this requested. Larry Dobson stated that Board has been given authority to act on behalf of Park.

Worst case consideration results in about \$150.00 per year.

Larry Dobson stated the belief that the preponderance of the Park is to allow the Board to go ahead with the effort.

Concern raised over “other shoe” to drop due to clouded stance of city.

Question of “new vote” raised on annexation. Approval of Board to go ahead with efforts also questioned

Question of stove reliability questioned and possible purchase of new stove requested.

Caution advised on nightly alligator walks.

Next Manager meeting on December 12, .2012.

Next Board Meeting on December 19, 2012.

Motion to adjourn: Larry Dobson, 2nd Steve Fessenden.

Respectfully submitted _____
Steve Fessenden, Secretary

APPROVED: _____
Date

Larry Dobson, President

Steve Fessenden, Secretary