

**EAGLE POINT HOMEOWNERS, INC.**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 24, 2013**

**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

Larry Dobson, , Ina Stark, , Dave Churchill, , Kathleen Lapcinskii, Steve Fessenden present. Quorum present.

**3. READING OF MINUTES:**

Minutes of March 20, 2013 approved and placed on file

Minutes of Organizational Meeting of March 29, 2013 read, approved and placed on file.

**4. TREASURER'S REPORT:**

Dave Churchill gave report. Report is on file.

**5. STANDING COMMITTEE REPORTS:**

Audit: Chairman Katnleen Lapcinski, Barb Rumpza, Karen Raftery

Building and Grounds: Larry Dobson gave report. Chairman Ken Robert, Scott Holstead, John Lancia, Diane Young, Gloria Stark, Charlie Worden

Development: Dave Churchill gave report. Co-Chairs Dave Churchill and Steve Fessenden, Don Gahimer, Chris Mogilnicki, Charlie Worden, Bill Hart, Carl Meyers. An impromptu meeting was held on April 19, 2013 to consider a request by UNIT #123 TO add additional landscape plantings on the North side. As there are no established "boundary" lines between Units #123 and #124, it was adjudged by the members present that this requested landscaping did not infringe on the adjacent Unit #124 property and was approved. An additional request by Unit #179 for addition of a screened-in porch under their lanai was approved.

Social Committee: Chairman Ina Stark, Nancy Quillen, Jo Flash, Carol Butterfield, Diane Young, Judy Rush, Theresa Van Sloun, Gloria Stark, Colleen Clopton. Report read and placed on file.

**6. SPECIAL COMMITTEE:**

None.

**7. OLD BUSINESS:**

None.

**8. NEW BUSINESS:**

- a. Motion by Ken Robert to authorize replacement of water shutoff valves at a cost not to exceed \$8500.00. Motion carried.
- b. Motion by Ken Robert to authorize purchase of up to 255 new trash containers for residents and common areas that conform to Punta Gorda requirements. Cost not to exceed \$4000.00. After lengthy discussion and the uncertainties of cost, the motion was tabled.
- c. Motion by Dave Churchill to approve Expanded flower beds for Unit #123 be approved. Unit #124 expressed total dissatisfaction with Development Committee action citing that they had not been consulted and interpretation of lot lines was in error. Jim Gleason stated that the issue of the “lot lines” had been in contention prior to placement of #124. Unit #124 refuted this. Larry Dobson again tried to present the fact that no established “lot lines “ exist in the park regardless of issues that arose after “Charlie” and stated that what was done was done period and that both properties maximize the use of the lots and that this motion in the eyes of the Board does not infringe on #124. Motion was carried unanimously.
- d. Motion made by Dave Churchill to transfer ownership of private dock lease from Unit #242 to Unit #237, After discussion and research of legality of such transfer, motion was carried.
- e. Motion made by Kathleen Lapcinski that the current Dock Lease Agreement. be reviewed and updated approved.
- f. Motion by Dave Churchill to approve request by Unit #179 to add a screened-in porch under their existing lanai approved.

## **9. COMMENT PERIOD:**

Meeting with Department (DEP) concerning our planned dock improvement project, although not approved, received favorably with the proviso that existing Bayou docks be replaced by docks on Alligator Creek. There appears to be willingness on their part to work with us on this and include potential upgrades to the Launch Ramp area.

Update on consideration of Sewer Bids (4) ongoing. Expect that project will come in under the \$760K estimate “worst-case” scenario. There will be disruptions over the duration and all effort will be made to minimize them.

Fran Dickey will be granted a “Leave of Absence” from Board duties while she addresses personal health problems.

Annexation of Park by Punta Gorda approved by Planning Commission. Expect formal approval within months.

Ben Stark questioned dock ownership transfer and was informed that it has been done in the past and future matters will be discussed in conjunction with review of Dock Lease Agreement requirements, etc.

**Announcements:**

Next Managers' agenda meeting on 10/16/13.

Next Board Meeting on 10/23/13.

**ADJOURNMENT:**

Motion made and approved at 4:40 PM..

Respectfully submitted \_\_\_\_\_  
Steve Fessenden, Secretary

APPROVED: \_\_\_\_\_  
Date

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Larry Dobson, President

\_\_\_\_\_  
Steve Fessenden, Secretary