

Development Meeting December 4, 2017

The meeting was called to order at 10:00 AM.

Committee members present were; Judy Rush, Sandra Simkins, Carl Meyers, Nancy Wenning, and John Lancia.

Minutes from November 6, 2017 were reviewed and approved.

Old Business

Discussion of Road Improvements and review of the engineer's drawings. The Job has been sent out for bids which when received will be voted on at the Annual Board Meeting.

The changes of the Bylaws will be received at a meeting with the Eagle Point lawyers on December 12, upon approval. This will be presented at the Annual Meeting for final approval.

The repair/reroofing of the mansard roof on the Social Hall has not yet received bids due to the unavailability of roofers since Hurricane Irma. We are awaiting bids on this project and will discuss this further when bids have been received.

Discussion of color of light posts in front of the resident's homes was discussed. An unofficial canvas of the park showed that 60 of 90 people, randomly sampled, had no preference as to the color. There are 5 posts in the park that are painted a color other than the original black, the residents that had these painted these posts are to receive a letter from the park stating that they must request permission for the posts to remain their present color.

New Business

Recommendation was discussed, of allowing routine maintenance and repair of homes to commence after approval of the Development Committee or the park manager without waiting for approval by the Board of Directors. Routine maintenance would be described as installing windows, driveway improvements, paint change, planting of shrubs within 5 feet of the home after utility lines have been mapped and other changes that fall within the rules already existing.

The committee unanimously approved this recommendation and it will be presented to the Board at the December meeting.

Discussion of the influx of dog walkers from neighboring communities using our park and not picking up waste. Recommendation was that residents of our community should remind all, that waste should be picked up by the dog walker. It was also suggested, that an Eagle Point Representative should discuss with the park these dog walkers originate from, regarding adhering to our park rules, including picking up after dogs, leash rules and size of animals.

Home Improvement Requests for Committee Approval:

Unit 23 was approved to place storm shutters on his home.

Unit 41 was approved to place rock on the garden areas in her yard.

Unit 41 requested permission for a 3rd dog. This was sent to the Board for further discussion.

Unit 70 was approved to have a certified arborist trim the Jacaranda tree in their backyard.

Unit 84 was approved to remove an unhealthy Cabbage Palm, to trim a hurricane damaged Tabebuia tree and to plant a Gumbo Limbo tree; and installation of pavers in the back of the unit from the shed to Outer Drive, was to be reviewed by the Board of Directors.

Unit 97 was approved to remove his existing shed and replace it with one that will remain beneath his existing carport.

Unit 140 was approved to have family stay in his home, while he is not in residence. He will pay fees as stated in the bylaws.

Unit 200 was approved to install pavers in an area behind the house as a sitting/patio area and to install a lattice fence to enclose the area of the garbage cans.

Unit 220 was approved with conditions, to install a French drain and pavers on the side of the house for parking of a golf cart. Conditions are that the area of the pavers not exceed 4 feet wide by 12 feet long.

Unit 230 was approved with conditions, to rent the home January 1 thru March 31st. Conditions are that the renters are age 55 or over.

Our next meeting will be January 8, 2018 at 10 AM.

Motion was made to adjourn by Judy Rush and seconded by Nancy Wenning

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