

EAGLE POINT HOMEOWNERS, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2011

CALL TO ORDER:

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

ROLL CALL:

Larry Dobson, Phyllis Kuc, Nancy Quillen, Larry Rhoades, Bob Roth, Johnny Taylor,
Joe Usher Quorum Present

READING OF MINUTES:

Minutes of October 26, 2011 meeting read and approved.

ADDITIONS TO AGENDA:

Rentals, 2 building requests, and election of new 1st Vice-President following Charlie Worden's resignation.

Larry Rhoades welcomed Johnny Taylor back to the board and thanked him for agreeing to fill this post.

TREASURER'S REPORT:

Bob Roth gave report. (Report on file)

STANDING COMMITTEE REPORTS:

Audit--Joe Usher--Met Nov. 14--No disparities

Building & Grounds--Larry Dobson--Met Nov. 14--Minutes on file

Development--Johnny Taylor--Met Nov. 4--Minutes on file

Finance- Meets weekly. Working on Budget. Discussion on reserves ongoing.

Social Committee--Nancy Quillen--Minutes on file.

SPECIAL COMMITTEE REPORTS:

None

OLD BUSINESS:

No old business.

NEW BUSINESS:

- a. Request by a private firm to be allowed to sell fresh fruits and vegetables, as a vendor, on site, once a week.
- b. Motion by Larry Rhoades, 2nd by Joe Usher that "a fresh fruit and vegetable vendor be permitted to sell produce at Eagle Point on Mondays 10am to approx. 2 pm in the area of the parking lot reserved primarily for staff." Discussion followed, set guidelines. Motion carried.

- c. Motion by Larry Dobson, 2nd by Joe Usher “that we purchase a new pool heater for the cooling unit at a cost of \$7,444.00.” Discussion followed. Motion carried.
- d. Motion by Johnny Taylor, 2nd by Joe Usher that “the building request submitted by Unit #2, to extend the roofline of his home and carport and build a shed underneath per the submitted drawing be approved with the following conditions:
 - 1. The buried utility lines be located and marked.
 - 2. The current water filter system be located inside an enclosed area.
 - 3. The entire project be approved and licensed by the County.
 - 4. The construction be completed in a professional manner, according to current building codes.
 - 5. The area be kept as clean as possible during construction, and all surrounding open areas to be restored to current conditions or better when construction is completed.” Discussion followed. Motion carried.
- e. Motion by Johnny Taylor, 2nd by Nancy Quillen that “the request submitted by Unit #200 to build a 6ft x 16ft parking pad for their golf cart next to the driveway, per the submitted drawing, be approved.” Discussion followed. Motion carried.
- f. Motion by Johnny Taylor, 2nd by Nancy Quillen that “the request submitted by Unit #37 to rent her home during the months of January thru March be approved. Discussion followed. Motion carried.
- g. Motion by Johnny Taylor, 2nd by Joe Usher that “ the request submitted by Unit #140 to rent their home during the months of December thru March be approved.” Discussion followed. Motion carried.
- h. Motion by Johnny Taylor, 2nd by Joe Usher that “the request submitted by Unit #233 to rent her home during the 2011-2012 season by approved.” Discussion followed. Motion passed.
- i. Motion by Johnny Taylor, 2nd by Joe Usher that “ the request submitted by Unit #10 to build a 12ftx15ft screen room on the driveway per the submitted drawing be approved.
 - 1. The entire project be approved and permitted by county.
 - 2. The construction be completed in a professional manner, according to current building codes.
 - 3. The area be kept as clean as possible during construction, and all surrounding open areas be restored to current conditions or better when construction completed. Discussion followed. Motion passed.
- j. Larry Rhoades made a motion, 2nd by Joe Usher that “Johnny Taylor be nominated as 1st Vice-President for the Board of Directors at Eagle Point.” Unanimous vote cast in favor of Mr. Taylor’s nomination. Welcome to the BOD.

COMMENT PERIOD:

1. Posting of committee meeting times need to be kept up.
2. Tuesday, November 29, 2011 at 1:30 in the social hall is when Dennis Murphy from the county will be here to speak to us.
3. Question regarding renting properties. How long could a resident rent property? Section 9 Paragraph C of the rules and regulations answers that question.
4. Section 12 covers selling of houses.
5. Annexation questions?
 - Assessment amounts settled? No. Still negotiable.
 - Why does city want us? Come to Nov. 29 meeting.
 - Windmill contacted? Yes. Any decision for them is permanently on hold.
 - Rescue not at Acline site? Dennis Murphy will explain at meeting.
 - Will county be here? Not interested in coming to meeting. Bob Roth has name of county contact who will speak to you individually.
 - Assessment changes will be based on garbage collection ? Yes.
 - Get all info. you can before meeting.
 - If we vote to go into city, can we reverse our decision later and go back to county? Yes.
 - Any charts, visual aids to help in understanding assessments? Will there be a chance that our quarterly assessment can/will go down?
 - Is it cost effective to go into city.
 - What is bottom line? Still negotiating.
 - Need answers before we vote. Come to Nov. 29 meeting.
 - Bottom line--what comes out of my pocket?
 - Some people will be gone? Will there be minutes? Meeting can be taped.
 - Sheet of paper explaining everything?
6. Won't address landscaping in front of park 'til all work is done and we see what we're left with.
7. Everyone gets a chance to vote thru ballot, even if they aren't here, via mail.
8. Larry Rhoades read a lovely "goodbye" note from Mary Worden

IMPORTANT DATES:

November 29, 2011, 1:30 in the Social Hall -- Meeting with Dennis Murphy regarding annexation to city of Punta Gorda.

November 30, 2011--Manager's Workshop

December 7, 2011--Board of Directors Meeting

January 10, 2012--Meet the Candidates Night

MOTION TO ADJOURN BY BOB ROTH 2ND BY JOE USHER

Respectfully Submitted

Phyllis Kuc, Secretary

APPROVED: _____ / _____ / _____

Larry Rhoades, President

Phyllis Kuc, Secretary