

Eagle Pointe Subdivision
H.O.A. MEETING MINUTES
August 9th, 2018

I. CALL TO ORDER

- A. Michael Colman called the H.O.A. meeting to order at 6:15 PM at the residence of Michael and Fran Colman, located at 2169 Arnold Palmer Dr, Titusville, FL, 32796.

II. ROLL CALL

- A. Board Members Present:
- ✓ Michael Colman - President
 - ✓ Bart Spangler - Vice President
 - ✓ Ely Wineland- Treasurer
 - ✓ Kelly Wineland - Secretary
- B. Others Present:
- ✓ Fran Colman
 - ✓ Suzanne Raulerson
 - ✓ Andrea Spangler
 - ✓ John Manning
 - ✓ Sam Edwards
- C. Approximate number of Homeowners in attendance: 9

III. NEW BUSINESS

- A. 6:15 P.M. Michael Colman, President; calls the meeting to order, and introduces the new board to the group. The discussion of re-election and term length was discussed. As our election fell in the middle of the year this board of directors will serve a year and a half term with a new election to take place December 2019 for the following year with one year terms to follow. This was voted and decided by the board and seconded by homeowners in attendance.
- B. Ely Wineland- Treasurer; presented his findings in the research he conducted regarding the street lights. Ely presented the street light options that FPL provided including the styles, pricing, etc... We discussed the options regarding the existing lights in the community. Ely also presented information about other options available outside of the FPL lease program but expressed that FPL would be the best option considering the fact that they maintain the lights, there's no additional cost for install etc... Pricing of each light option was discussed as well as the pros and cons of the different design options available including pendant style and post top style. It was decided by the board and the homeowners present that the existing lights would be left alone at the present time and that we would move forward with having FPL install 4 Bern style lights, the #5 pole and #3 bracket at the indicated locations on the map provided by FPL. The lights will take approximately 8-12 weeks for completion and the board has voted to proceed with the process of getting these installed.
- C. Ely Wineland- Treasurer, presented the financial report to the homeowners present. Ely explained that he as entered all data that was in the HOA book provided into spreadsheets and put together full reports to be able to use from this point forward for organization etc... Ely reviewed the monthly expenses, outstanding HOA dues that have not been paid for 2018 as well as what the reserve amount in the account is currently. Ely explained that he has already completed an estoppel for a property that is under contract and his plans to try and recuperate some past due HOA fees that have not been paid by lot owners over the years. Discussion was had about lot owners who currently do not maintain their lots and what the process will be to try and recuperate some of the revolving costs of maintaining those lots. Since this is not the HOA's responsibility to maintain these lots the recommendation by Ely and Bart to send a notice to all lot owners stating that they can either maintain their own lot no less than once a month or the HOA will have it mowed and the lot owner will be charged back their portion of the lot maintenance charge monthly. This recommendation was voted on and seconded by all homeowner's in attendance to be effective the first of the year. The HOA Bank Account Access was discussed and Michael Colman, President; said he would get Ely Wineland, Treasurer; access to the accounts and try to obtain the online banking information for further access and better record keeping.
- D. Fran Colman presented the quotes she received for the HOA insurance including general liability, board officers insurance etc... The quotes were from Bankers Insurance Group and each homeowner in attendance reviewed the quotes received. Bart Spangler, Vice President; recommended that maybe a higher deductible would result in a lower premium, Ely Wineland, Treasurer; said that a deductible of \$1,000-\$1,500 would be

a reasonable number considering the financials. Fran Colman said she would check to see what the premium would be with a higher deductible amount and get back with us.

- E. Michael Colman, President; started the discussion of the grand entrance. Michael has done some previous research on the possible placement of the grand entrance, and the fact that the easements were never established by the plat plan per Rodney Honeycutt when the neighborhood was first established. Additional placement options were discussed and reviewed on the plat plans provided as well as options for power to be fed to the entrance was reviewed and the cost of running power etc... Michael Colman presented the idea of establishing a Sign Entrance Committee and the following members volunteered; Michael Colman, Bart Spangler, and Ely Wineland. A time frame was established for this committee to meet and their first meeting is set for August 30th at 6:00 P.M. at the residence of Michael Colman. Michael Colman stated he would be obtaining the permit package to have a more in depth look at the permit process for the entrance sign and Bart would be getting the power options figured out with FPL and Ely Wineland would put together a basic drawing for height, length and width of the entrance sign prior to this meeting. Some sign entrance design ideas were passed around for homeowners to review and have input. More in depth design discussion will be had by the sign entrance committee in the coming weeks.
- F. Bart Spangler, Vice President; discussed the HOA Documents and the possibility of updating them and the general idea of just making sure there is access to them by all lot owners as well as at the time of closing. He stated the importance of enforcement of the building practices included in the docs and all homeowners were in agreement.
- G. Kelly Wineland, Secretary; presented the ARC application that was created for future use by all homeowners and lot owners who plan to build, make any home improvements, etc... This document was reviewed by all homeowners present and voted to be used from this point forward.
- H. Kelly Wineland, Secretary; presented the idea of creating an official website for our neighborhood to display any HOA documents, and advertise any happenings in the neighborhood. The board voted and approved the creation of the website as long as Kelly Wineland creates and maintains it within her Secretarial duties. The discussion of the community logo was also had with some additional ideas from homeowner's present.
- I. John Manning, a homeowner who was present had a couple of questions about a fence he was planning to have installed during the building of his home. We answered all questions he had regarding materials, ARC approval etc...

IV. NEXT MEETING DATE

- A. The next H.O.A meeting will be held at the residence of Michael and Fran Colman, located at 2169 Arnold Palmer Dr, Titusville, FL, 32796 on 11/8/2018 at 5:30 P.M.

V. ADJOURNMENT

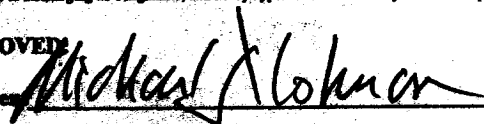
- A. The meeting was adjourned at 8:15 P.M. on 8/9/18.

BOARD CERTIFICATION & APPROVAL OF MINUTES:

"This is to certify that the Eagle Pointe Subdivision is a Florida Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported in minutes of this meeting."

APPROVED

President



DATE August 9, 2018