



Eagle Pointe

Eagle Pointe Subdivision

Meeting Minutes 11/22/2022

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I. CALL TO ORDER & Roll Call of attendees

- A. Kelly Wineland and Ely Wineland did a roll call to take attendance of all who attended via zoom & Bart Spangler called the H.O.A. meeting to order at 5:37 PM. The meeting was being held via zoom

II. ROLL CALL

A. Board Members Present:

- ✓ Bart Spangler - President
- ✓ Brett Raulerson – Vice President
- ✓ Ely Wineland- Treasurer
- ✓ Kelly Wineland- Secretary

B. Community Members Present:

- ✓ Stan & Millie Isaksen
- ✓ Suzanne Raulerson
- ✓ Andrea Spangler
- ✓ Helen Alboth
- ✓ John & Kathleen Manning
- ✓ Cameron & Chandler Ponder
- ✓ Shawn & Amanda Richmond
- ✓ Chelsea White
- ✓ James & Linda Webster
- ✓ Steve & Michelle Labarre
- ✓ Robert & Carrie Marker
- ✓ Jay & Genny Becker
- ✓ Shane & Alex Durrance
- ✓ Andrew Johnson
- ✓ Paul & Vanessa Underkoffler
- ✓ John & Dennie Oxendine

C. Approximate number of Homeowners in attendance: 20

- III. Bart Spangler, President; addressed the community members in attendance giving a synopsis of the information that we have shared with the Eagle Pointe Community in our mailed communication as well as email regarding the developer approaching us with interest in purchasing two of our common area lots that we as a community own. He went over the proposal, the voting process that will be tallied and what the cutoff date for the voting will be. Once he reviewed the full proposal info that the board had knowledge of, he opened the floor to the community members in attendance for questions etc...
- IV. Cameron Ponder asked if there was a dollar amount proposed for the lots, Bart Spangler responded that the amount that was proposed was \$150,000 and there had been no counter, or any more discussion of price beyond the initial proposal.
- V. Steve Labarre asked about the back track that is planned in the development layout and said there wasn't any proposed access our to Carpenter Road and that it appears that all traffic would have to come through the community of Eagle Pointe if the community didn't agree to sell the 2 common area lots and if the mentioned variance was approved.
- VI. Bart Spangler Explained about the rezoning meetings and hearings that would commence regarding the development that the county would hold and that's the best place for the community and surrounding communities to be heard regarding the concerns including but not limited to flooding, drainage, traffic, road infrastructure etc...

- VII. Jay Becker asked why the process is being called a variance at the end of the cul-de-sac where the second option of road access was mentioned by the developer in the original meeting with the board. Bart Spangler explained that that is the process the developer would have to take in order to try and gain access through the entry in the cul-de-sac where hole 13 currently exists.
- VIII. Shane Durrance stated that the proposal that was made to Eagle Pointe Community was definitely the path of least resistance that they're hoping we just sell the 2 lots to try and gain access and if we don't sell the lots, it would make the process more difficult for the developer.
- IX. Amanda Richmond voiced her concern about the flooding that would most certainly occur from the added development. She also said she was happy to hear that other community members also had the same concerns and that she wanted to make sure that was a voiced concern.
- X. John Manning explained that there was no room for the road access at the cul-de-sac without impeding on the existing draining measures.
- XI. Andrew Johnson asked 2 questions; 1. Could we put up a gate to make our community privately owned roads and 2. If we were to sell the lots how the proceeds would be divided. Bart addressed these 2 questions and responded as the following: Bart explained how private roads would impact the community and once the roads were considered private that we as a community would be responsible for the maintenance of the roads etc... Bart also explained that the proceeds would most likely be held in an account and the HOA Annual Dues for the community members would be covered for however many years it worked out to divided by the number of lots in the community. This would be one option as our HOA is non for profit and we would have to handle the funds accordingly.
- XII. Kelly Wineland, Secretary mentioned a community in Orlando that went through the same sort of dealings with a developer buying land all around an existing community and the flooding that has occurred each time it rains as a result and the importance of attending county meetings when the time arises. Kelly also showed the ballot that will be sent to the community and explained the voting deadline. Kelly also stated that the notices with the ballot will be mailed no later than November 23, 2022, and the deadline for voting is 12/2/2022 at Midnight.
- XIII. Stan Isaksen asked about the access again to the area where hole 13 currently exists and Bart explained the process of a variance that the developer would have to obtain to even have that as an option should we decline the offer that was presented to sell the 2 common area lots.
- XIV. John Manning asked about time frame and if we had any idea as to when the development would occur that would directly affect the Eagle Pointe Community section of the neighborhood. Bart and Kelly explained that the developer only shared that the front part of the community around the clubhouse was said to be the first part of development and that the land surrounding Eagle Pointe HOA was listed as Phase III based on the development plan that was shared with us by the developer.
- XV. Once all questions were concluded by the community regarding the development and the proposal that the developers presented about the 2 common area lots we moved on to the last order of business in tonight's meeting.
- XVI. Kelly Wineland and Ely Wineland announced that they were resigning from the board and that there will be 2 open positions for the board starting in the new year and that anyone interested in serving on the board should email the community email account to submit their notice for candidacy.
- XVII. Meeting was adjourned at 6:15 P.M. on 11/22/2022.

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 November 22, 2022