

# Eagle Pointe Subdivision

## H.O.A. MEETING MINUTES

August 19, 2020

### CALL TO ORDER

- A. Bart Spangler called the H.O.A. meeting to order at 6:00 PM at the location of Tract B behind the Neighborhood entrance sign located on the HOA common grounds.

### ROLL CALL

- A. Board Members Present:
- ✓ Bart Spangler - President
  - ✓ Brett Raulerson - Vice President
  - ✓ Ely Wineland- Treasurer
- B. Others Present:
- ✓ Michael & Fran Colman
  - ✓ Andrew Johnson
  - ✓ Ian & Cathrine Poteet
  - ✓ Andrea Spangler
  - ✓ John Manning
  - ✓ Stan & Millie Isaksen
  - ✓ Cameron & Chandler Ponder
  - ✓ Suzann Raulerson
  - ✓ Monica Armstrong
  - ✓ Shane & Alex Durance
  - ✓ Jay & Genny Becker
- C. Approximate number of Homeowners in attendance: 19

### NEW BUSINESS

- A. Bart Spangler, President; asked everyone present to introduce themselves and where they live so the community could get to know some of the new members.
- B. Bart Spangler, President; Went over the purpose of the meeting being to hold a discussion about the proposed HOA document amendments, He reiterated the fact that only one homeowner had any comments about the proposed changes that were mailed out in March and April, so it was surprising to get comments back once a date was set originally to vote on the proposed changes. Due to the fact that no comments had been received by the board. The board acted under the assumption that everyone in the community was good with the proposed changes, so the board had the Attorney draft up the proposed amended docs. Any changes to the proposed amendments brought about by tonight's meeting will end up costing the association more money in attorney fees etc...
- C. Bart Spangler, President; Read out loud section by section the proposed amended covenants and restrictions and asked for feedback/questions/concerns from everyone present.
- D. Michael Coleman, Resident; brought up an objection to Section 3 about rust staining on driveways and sidewalk. After community discussion it was decided that the wording would be change to only state that the house or other structures should be free of rust stains etc...
- E. Michael Coleman, Resident; brought up an objection to Section 3 about missing window screens. After community discussion it was decided that the wording about missing screens would be removed.
- F. Fran Coleman, Resident; asked about possible weed height restrictions on vacant lots, After community discussion it was decided to leave the wording as is, that vacant lots need to be mowed no less then once a month.
- G. Monica Armstrong, Resident; brought up an objection to Section 3 about the Review committee entering upon a lot to check compliance of the section 3 maintenance requirements. After community discussion it was decided to change the wording to that written notice must be sent to the owner stating a time and date to check compliance of the section 3 maintenance requirements.
- H. Bart Spangler, President; brought up that comments had been received from residents about objections to Section 11 about overnight parking of boats, rv's etc.. After community discussion it was decided to add wording that overnight parking of RV's/campers/Boats would be allowed on the driveway or steet for a period not to exceed seven days for the purpose of unloading/loading or cleaning the RV/Camper or boat.
- I. Michael Coleman, Resident; brought up an objection to Section 11-C about rust prevention systems to prevent staining on sidewalks and driveways. After community discussion it was decided to remove the

words sidewalks and driveways, treatment systems will be in place to prevent staining and/or rusting of structures/buildings only.

- J. Bart Spangler, President; brought up an objection to section 11-C about irrigation systems needing approved by the review committee. After community discussion it was decided to remove the entire sentence about systems needing review committee approval.
- K. Andrew Johnson, Resident; brought up an objection to Section 11-K about boats/rv's being entirely non-visible to neighbors. After community discussion it was decided to change the wording that no more than 25% of the overall height of the items described by Section 11-K could be visible above a privacy fence.
- L. Monica Armstrong, Resident; brought up a question about parking of vehicles in the rear yard of homes that abuts the golf course (Section 11-K). After community discussion it was decided to remove that sentence that prohibited parking in the rear yard of any home which abuts the golf course.
- M. Stan Isaksen, Resident; brought up an objection to Section O-2 about HOA reviewing and approving rentals. After community discussion it was decided to remove all wording from item (2) through (i) from the proposed amendments. This will remove the HOA's right to review/approve rentals/leases.
- N. Cameron Ponder, Resident; brought up a question about leaser/renter information being made available to residents. After community discussion it was decided that wording will be left in the amendments that owners are required to provide the association with name, address and contact info of tenants. This info will be made available via the community directory unless the person has asked for certain info not to be made available outside of access by the board of directors and the peer review committee.
- O. Ian Poteet, Resident; brought up an objection to Section O about non-owner occupation for a portion of a home and sub-lets. After community discussion it was decided that non-legal agreements would be allowed ie, mother-in-law or family/friends living in the residence. Further discussion will be had with the lawyer of how to properly word this change.

#### OLD BUSINESS

- A. Ely Wineland, Treasurer; updated everyone on that Adams Homes is still saying they are going to have a company come out and smooth the ruts created on the golf course by the cleaning out of the drainage ditches behind the homes in the neighborhood.

#### NEXT MEETING DATE

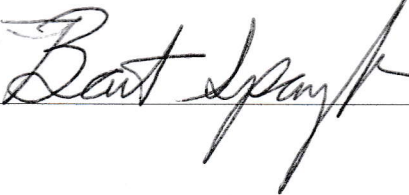
- A. The next H.O.A meeting will be determined at a later time once the HOA amendments are revised and sent back out, Next meeting purpose is to Vote on amendments in their entirety.
- B. Meeting was adjourned at 7:30 P.M. on 8/19/2020.

#### BOARD CERTIFICATION & APPROVAL OF MINUTES:

I do hereby 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, ordinances and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported in minutes of this meeting."

PROVED:

President



DATE August 20, 2020