

Eagle Pointe Subdivision
H.O.A. MEETING MINUTES
October 22, 2019

I. CALL TO ORDER

- A. Michael Colman called the H.O.A. meeting to order at 5:55 PM at the residence of Michael & 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
 - ✓ Andrea Spangler
 - ✓ John Manning
 - ✓ Sam Edwards
 - ✓ Stan & Millie Isaksen
 - ✓ Chandler Ponder
 - ✓ Brett & Suzann Raulerson
- C. Approximate number of Homeowners in attendance: 13

III. NEW BUSINESS

- A. Ely Wineland, Treasurer; reviewed the treasurers report including the budget and what allowance we still have for the extras including holiday, potential block party, etc....
- B. Bart Spangler, Vice President; and Michael Colman, President; reviewed options for mowing common areas. Bart said he would reach out to Bob (Neighbor in Sherwood) to get a formal quote and move forward with presenting what he finds.
- C. Kelly Wineland, Secretary; approached the subject of the entrance sign and what the status of the construction was. Kelly volunteered to contact Extreme Stucco to see if we could have our stucco on the caps completed at the same time as another build in the neighborhood to save money.
- D. Bart Spangler, Vice President; Approached the sign issue in regards to the sod etc... The topic of sod was discussed and Ely Wineland, Treasurer; reviewed the budget to assess if there was extra funds in the budget to go ahead and place the order for sod for the front entrance where the grading of the entrance was completed. It was found that there were enough funds available and a motion was made by Michael Colman, President; and a vote was taken that we will move forward with the pallet of sod. Bart Spangler, Vice President; said he will call the company and take care of getting it ordered etc....
- E. Kelly Wineland, Secretary; breached the subject of the 2020 Board Elections. It was announced that the Notice of Elections would be sent out within the week.
- F. Kelly Wineland, Secretary; brought up the issues other homeowners had reported in regards to the ditches behind their homes that the vegetation has gotten out of hand. The possible clean out was discussed and the status of the ditches was reviewed including who would be responsible for the clean out. It was found that the county would be responsible. Homeowner, Stan Isaksen, called the county about this issue prior to the meeting and shared his findings. Bart Spangler, Vice President; said he would follow up on this issue and Stan said he would provide Bart with all of the necessary info he would need about the culvert clean out that he had found.
- G. Updates to the Homeowners Association Documents were discussed, including colors of homes in close proximity should not be permitted. The materials of fences was reviewed in detail and it was confirmed that wood fences will not be approved by the board or ARC Committee. All fences, colors, additions, sheds etc... are to be approved by the ARC Committee and final approval lies with this committee. The Adams homes home color selections was approached by Bart Spangler, Vice President; and it was discussed how several of the homes in the community, particularly on the north end were the exact same color. The rust on the roads due to the de-watering of the Adams homes and a custom home being built in the community was also discussed and what actions we could take to get it resolved and cleaned by the builder.

IV. OLD BUSINESS

- A. Ely Wineland, Treasurer; updated everyone on the lighting report for installs of the new fixtures. They are awaiting backordered parts, hence the delay. Once the part arrives then the install will begin.
- B. Ely Wineland, Treasurer; reviewed the status of the lot liens with all in attendance. In doing so he explained the process and where we were with the current lot that was having a lien placed on it in our community. A motion was made by Bart Spangler, Vice President; to move forward in the new year with placing liens on the remaining lots in the community that were at least 5 years behind on annual HOA dues.

V. 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 01/16/20 at 5:30 P.M.

VI. ADJOURNMENT

A. The meeting was adjourned at 7:07 P.M. on 10/22/2019.

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

Michael Mokman

DATE

November 4th 2019