

Eagle Pointe Subdivision
H.O.A. Meeting Minutes
November 15th, 2018

I. CALL TO ORDER

President, Michael Colman called the H.O.A. Meeting to order at 6:00 P.M. at the residence of Michael and Fran Colman, located at 2169 Arnold Palmer Dr, Titusville, FL 32796

II. ROLL CALL

Board Members Present:

- ✓ Michael Colman – President
- ✓ Bart Spangler – Vice President
- ✓ Ely Wineland – Treasurer
- ✓ Kelly Wineland – Secretary

Approximate Number of Homeowners in attendance: 10

III. NEW BUSINESS

Ely Wineland, Treasurer, reviewed the treasurer report with everyone and disclosed the surplus left for lawn maintenance etc....

IV. OLD BUSINESS

- A. Fran Colman went over the insurance rates she received and the coverage options. The board members took a vote and a unanimous vote was made to implement the insurance policy to cover the board members and general liability coverage for the grounds.
- B. Ely Wineland, Treasurer, reviewed the information regarding the streetlights and gave an update on the process and where we were with the installation by FPL.
- C. Michael Colman, President, shared information about income taxes for the HOA for the last 7 years with the local CPA Company that has been filing them. We are all up to date.
- D. Ely Wineland, Treasurer, reviewed the reports of lot owners with past dues including the Adams Homes Lots and how it will be handled as they close.
- E. Resident in attendance, Sam Adams, addressed the muck pile that surrounds the pond next to his residence. The resolution was discussed and Michael Colman stated that he's in the process of obtaining quotes to get it sloped correctly. Michael reviewed the bids he has received and how he would like to move forward. Michael stated that he needs a 30-day window to get this issue resolved.
- F. Kelly Wineland, Secretary, addressed the option of filing for Tax Exempt Status and there was a vote amongst the board members, it was a unanimous yes.
- G. Michael Colman, President, gave an update on the sign entrance status, the application has been submitted to the building department and permit forms have been received. We are just waiting for approval at this point.
- H. Bart Spangler, Vice President, discussed the status of the surrounding golf course and the greens. He shared that he has seen many improvements over the last few months.

- I. Ely Wineland, Treasurer, discussed the issue of mowing the vacant lots and how to best go about recuperating the cost from the lot owner from this point forward. It was decided that notices will go out in the beginning of 2019 to get the annual dues and vacant lot owners mowing fees for the year.

V. THE NEXT MEETING DATE

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 February 7th at 5:30 P.M.

VI. ADJOURNMENT

The meeting was adjourned at 7:00 P.M. on 11/15/18.

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 will regard to the best interest of the community and its members; has exercised discretion within the scope of it's authority under relevant statutes, covenants and restrictions in discharging it's obligations and hereby approve the authenticity of actions reported in minutes of this meeting. "

APPROVED:

President:

Michael Colman

Date:

12/24/18