

Eagle Pointe Subdivision
H.O.A. MEETING MINUTES
March 13, 2019

I. CALL TO ORDER

- A. Michael Colman called the H.O.A. meeting to order at 6:01 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
 - ✓ Andrea Spangler
 - ✓ John Manning
 - ✓ Sam Edwards
- C. Approximate number of Homeowners in attendance: 8

III. NEW BUSINESS

- A. 6:01 P.M. Michael Colman, President; calls the meeting to order
- B. Ely Wineland- Treasurer; presented the Treasurer's report. The dues that have been paid were discussed and the reserve amount was reviewed. The status of the notices that are going out was discussed and the 2nd notices will be sent out at the end of the month to the lot owners who have not paid their dues at this time. The process of placing a lien on the lot owner's properties that have not paid by the due date of the 2nd notice and who are in default was reviewed. We all agreed to do some homework on the lien process and to put together the verbiage to include on the final notice at the next meeting.
- C. Michael Colman, President; brought up the issue of maintenance and who is responsible for the ditches behind the new homes that were just built and John Manning, neighbor who is building in the community broached the subject of culverts and what possible options there may be for him in his back yard etc...
- D. Bart Spangler, Vice President; Proposed a bulletin sign for the neighborhood that would be placed at the entrance sign as you exit. Everyone agreed that it's a great idea and Bart said he would investigate the pricing and will bring in the #'s he found at the next meeting for voting and approval.
- E. Fran Colman said she will pay the approved HOA Insurance in full as agreed upon for the officers insurance.
- F. Ely Wineland, Treasurer; said that the tax return for the community was reviewed and that he would process it for this year. It would save money to do it ourselves rather than having an accountant processing it for us.

IV. OLD BUSINESS

- A. Ely Wineland, Treasurer; gave the status update on the street lights , Ely reviewed the information he has received about the streetlights from FPL and the budget of the lights was discussed. The need for more lights at some point was also discussed and the safety issues that the lack of street lights has caused.
- B. Michael Colman, President; discussed the dirt around the front pond that he is working on obtaining quotes for and said he will be having it taken care of as soon as possible.
- C. Kelly Wineland, Secretary; presented the need to have the domain name that we had previously purchased pointed to our website that she created last year. The cost to have it pointed would be about \$60 per year. A vote was taken and everyone agreed to assume the cost and have it taken care of. After further research, Kelly was able to get the domain pointed to our community website at no charge to the HOA.

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 6/27/2019 at 5:30 P.M.

VI. ADJOURNMENT

- A. The meeting was adjourned at 7:00 P.M. on 3/07/2019.

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 J. COLMAN

DATE March 13, 2019