

Indian Point

**Indian Point Homeowners Association
Membership Meeting
Thursday, February 11, 2010**

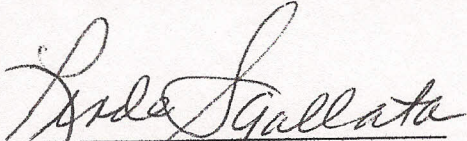
- President Linda Sgallata welcomed everyone present and called the membership meeting of the Indian Point Homeowners Association to order at 7:05 PM.
- Linda proceeded to introduce Matthew Vespi, Manager, Osceola County Office of Management and Budget. Matt explained what the Municipal Tax Servicing Unit and the proposed changes that will impact our homeowners. The MSTU assessment appears on our annual tax statement. The funds raised by this assessment are used to cover the expense of the streetlights throughout our community, and the aquatic and mosquito maintenance of the retention ponds. Since 1994 funds to cover these costs have been collected, also before they left the community, Greater Construction deposited a large sum of funding that they were required to pay. The assessment for years has been extremely low since there was a large balance. Over the years the balance has been allowed to deplete. Thus going forward all homeowners will see an increase in the MSTU assessment. Once possibility being considered by the county is turning over these expenses to the Indian Point Common Facilities District. These additional expenses might have impact on the amount of the current assessment. The District is looking how to be cost efficient as not to cause a major economical impact on our homeowners. More information will be shared as further decisions are made.
- Linda stated that as was shared with the membership, we have seen successful results within our community from support by the residents and Osceola County Sheriff's Department. She stated that a task force is meeting frequently to review the needs of the community and how to make all safe and secure. She introduced the newly appointed liaison, Lt. Jeff Barnes. Lt. Barnes shared information regarding the community reports and how our community has turned around. He reminded all residents to call them if there is anything suspicious. He stated that seeking out the security company within our community not only delays response; sometimes the security company gets involved and can interfere with the case. The security company that is within the community is only responsible for securing the common area; they cannot get involved in securing you and your property. They have no legal authority or jurisdiction to get involved. Lt. Barnes proceeded to empower all residents to call the sheriff's department if they see anything suspicious. He also explained the Neighborhood Crimeline program. Callers can remain anonymous and be rewarded for their actions. He noted that one such caller earned \$60,000 for keeping their eyes open and calling in anything suspicious.

- Treasurer Liz Perez presented her report for January 2010; we had started with a balance of \$5,112.33. We had expenses; we now have a balance of \$5,063.13 in our account. She also stated that within the last week we had additional deposits that will be reported at our next meeting.
- Linda shared that they are addressing issues within the community of trash. Code Enforcement is here and citations are being issued. The issue of the reinstallation of the crash gate on Cheyenne Point at the entrance with the Eagle Point development is being addressed. The Kissimmee City Manager refuses to reinstall the crash gate. Thus, the petition will be circulating to bring before the County Commissioners.
- The board discussed that they have spoken with Vice President Lincoln Braham on his wish not to serve. The board will be contacting members to see if they would be interested in serving for the open Vice President and Security positions. Linda and Liz stated that they were hoping Lincoln would have changed his mind. The current board stepped up after no one else did during the six months they were soliciting applications.
- Linda presented the membership report stating that despite the postal strike in the UK and the holidays we are began 2010 with 106 members. This is a record for us, as we continue to grow within the community. This was 20% of our homeowners and we are receiving memberships daily. Several members have been contacting us, stating the their membership applications are coming. Especially with the over 25% foreclosures in our community, our homeowners are happy with the improvements made and the rejuvenation of the community as pride returns.
- Linda stated that we have received a response from the attorney regarding questions we had submitted on the role and responsibility of IPHOA. Yes, the Indian Point Homeowners Association is responsible for enforcing the deed restrictions. As far as assessing of fines, no dollar amount is listed in the covenant. A vote by the membership would have to be taken to determine the amount of assessment for violations.
- There will be a Community Spring Clean-Up to be held on Saturday, March 6, 2010. All residents interested in participating in the garage sale are to place their items on their driveways. Also, there will be a benefit car wash hosted by the Osceola County Fire Rescue Explorers at the Recreational Complex. Proceeds go toward their educational fund. So stop by and have your car cleaned or make a donation to our future firefighters. Also, Solid Waste will be there to collect hazardous materials. So clean up your homes and property for spring.
- Everyone is invited to come celebrate the Indian Point 16th Anniversary during our Founder's Day celebration on Saturday, April 24, 2010, at the Recreational Complex, from 11 AM until 2 PM. The day will begin with the rededication of the Recreational Complex at 11 AM. Osceola County Fire Rescue Explorers will be manning the grills and the proceeds will go to their educational funds. Osceola County Sheriff's Department will also be participating. We will have a bounce house for the kids and a snow cone machine to help cool everyone off. Please stop by and celebrate our community.

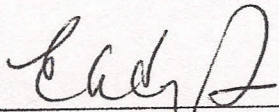
- Our Annual Meeting is next Saturday, April 17, 2010 at 10 am at the firehouse.
- With no further business, the meeting was adjourned at 10:40 am.

4/16/10

Date Board Approved Minutes


Linda Sgallata, President

Lincoln Braham, Vice-President


Liz Perez, Treasurer