

Indian Point

Indian Point Homeowners Association

Executive Board Meeting

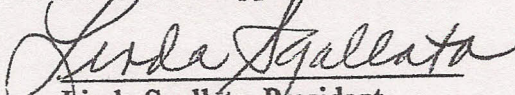
Friday, April 16, 2010

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- President Linda Sgallata called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:10 PM. Present were Executive Board members Liz Perez, Treasurer, and Linda Sgallata, President. Annette Poppleton was also present.
 - The first item on the agenda is the replacement of Lincoln Braham, Vice President, whose resignation was accepted at the March 20, 2010 Executive Board meeting. Linda and Liz were both hoping that Lincoln would change his mind, but after speaking with him, his decision is firm. As per a discussion at the last Executive Board meeting, Annette Poppleton, who was serving as Secretary last year, was asked if she was interested in serving as Vice President. She stated that she would serve her community and accept the position. After discussion, a motion was made by Liz and seconded by Linda to approve Annette Poppleton as Vice President. The motion was voted unanimous, 2-0.
 - The next item on the agenda was to accept the minutes of the January 23, 2010 meeting of the Indian Point Homeowners Association Executive Board. After discussion, a motion was made by Annette and seconded by Liz to accept the minutes of the January 23, 2010 meeting. The motion was voted unanimous, 3-0.
 - The next item on the agenda was to accept the minutes of the January 30, 2010 Annual Meeting of the Indian Point Homeowners Association. After discussion, a motion was made by Liz and seconded by Annette to accept the minutes of the January 30, 2010 meeting. The motion was voted unanimous, 3-0.
 - The next item on the agenda was to accept the minutes of the February 11, 2010 meeting of the Indian Point Homeowners Association. After discussion, a motion was made by Annette and seconded by Liz to accept the minutes of the February 11, 2010 meeting. The motion was voted unanimous, 3-0.
 - The next item on the agenda was to accept the minutes of the March 20, 2010 meeting of the Indian Point Homeowners Association Executive Board. After discussion, a motion was made by Linda and seconded by Liz to accept the minutes of the March 20, 2010 meeting. The motion was voted unanimous, 3-0.
 - Treasurer Liz Perez presented her report for March 2010; we had started with a balance of \$5,840.33. We had deposits and expenses; we ended with a balance of \$5,502.83 in our account. A motion was made by Linda and seconded by Annette that the board approves the March 2010 Treasurers Report. The motion was voted unanimous, 3-0.

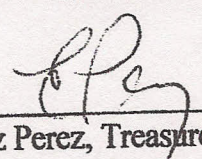
- There was then a discussion of the community issues regarding violation of the Deed Restrictions and Osceola County Ordinances. Linda stated that Code Enforcement has been in the community and has issued citations for the trash violations. The major issue is that trash is being placed out on the wrong days in plastic bags or boxes, rather than the required sealed containers. The issue of cats and critters breaking into the bags causing health and safety situations. As far as the parking, notices are being posted and information has been shared. Unfortunately, it is time again for our attorney to get involved. Liz and Linda shared with Annette that obtaining answers to Lincoln's questions, amounted to a cost of \$975.00 to the Indian Point Homeowners Association. The total bill was \$1,072.50. Liz stated that she wanted it noted in the minutes and explained to the members at our next meeting the expense created from Lincoln's questions, especially since we knew the answers. After discussion, a motion was made by Annette and seconded by Liz to contact the attorney about the continuing violations, paying attention to the cost to the membership. The motion was voted unanimous, 3-0.
- Linda stated we had received our tax return for 2009. The cost was \$75.00, we had budgeted \$100.00. After discussion, a motion was made by Annette and seconded by Liz, that we pay the account \$75.00 for the preparation of our tax return. The motion was voted unanimous, 3-0.
- The board then reviewed the 2010 Indian Point Homeowners Association budget. They discussed that we are still on budget; except for the legal expenses we are on plan. The other major expense has been the cost of the ink and postage to communicate with the homeowners.
- Linda presented the membership report stating that stated that we continue to receive memberships. We began 2010 with 106 members. This was a record for us, as we continue to grow within the community. She is in the process of sending out reminders. She is also working with the asset management companies on the foreclosures and sales. Most companies want to pay all dues for the homes to bring them up to date on their dues. Several have asked regarding the legal costs incurred with these homes, which we had a few. Legally, we can collect these costs. She presented Liz with another \$280.00 in membership dues.
- The board discussed Founder's Day on Saturday, April 24, 2010. Linda stated that rather than us cooking, the Osceola County Fire Rescue Explorers were going to man the grill. KUA will be delivering the grill that morning. The sale of the hot dogs and hamburgers would go to them. We will be renting the bounce house and snow cone machine. Annette is getting with her Festivities Committee to distribute the flyers and assist that day with set-up and clean up. There will also be a rededication of the Recreational Complex to start the festivities at 11 AM. Liz stated that due to a family commitment she would not be able to attend, as she will be out of town.
- Our next meeting is next Saturday, April 17, 2010 at 10 am at the firehouse.
- With no further business, the meeting was adjourned at 7:45 P

7/29/10

Date Board Approved Minutes


Linda Sgallata, President

Annette Poppleton, Vice President


Liz Perez, Treasurer