



## *Indian Point*

**Indian Point Homeowners Association  
Membership Meeting  
Saturday, June 5, 2010**

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- President Linda Sgallata welcomed everyone present and called the membership meeting of the Indian Point Homeowners Association to order at 10:00 AM.
- Linda stated that today meeting is going to be a short meeting as there is not much on the agenda.
- Linda stated that unfortunately due to a family situation, Treasurer Liz Perez, could not be with us today. She then read her report. Since our last meeting we started with \$5,263.34, with deposits and expense, we currently have a balance of \$6,364.22. In addition, there were also a membership dues received that will be deposited this week.
- Linda stated, as you know there are various Osceola County Ordinances and Florida State Statutes that all homeowners are required to comply with regarding trash and lawn maintenance. These are major issues within our community. She then introduced Osceola County Chief Code Enforcement Officer Tom Wilkinson. Tom was are Code Enforcement Officer before becoming his promotion, so he is well aware of the situations within our community. Tom stated that the major issue in our community continues to be the trash. He stated that just yesterday morning him and Officer Shawn Fletcher drove through our community prior to the solid waste pick-up. They issued 80 citations for violations of the Universal Trash Ordinance. Household and Lawn Waste were co-mingled. Trash being place curbside in plastic bags or box, not in the sealed covered trashcans as required. The amount of animals that were observed going through the trash was overwhelming. With the major issue of stray cats and other animals in our community, this created further issues as they rip open bags and dig through the trash for food. Also, trashcans being knocked over and trash splattered over the area. He reminded everyone that this trash ends up in our stormdrains and retention ponds. In regards to the lawns, the major issue is the large amount of foreclosed homes in our community. But it is not only our community; this is a major issue throughout the county. He now has three dedicated officer assigned to foreclosed homes. The process like regular occupied homes is on inspection; the homeowner is notified and legally given 21 days to correct the situation. A reinspection occurs after 21 day, if the violation still occurs, then they put a lien on the property and have the lawn mowed. As far as auto repairs, the county ordinance states that you can only due minor repairs to your vehicle at your home. You cannot operate an auto repair shop within our community; this is also a Deed Restriction. If your brother needs a repair to his car, you need to go to his home. If they or the Osceola Sheriff Department observes cars being repaired at your home, they check the registration. It must match the property address. If they do not match, a violation will be issued. The citation starts at \$250.00 a day. Also, any untagged vehicle will be towed at the owner's expense. Tom stated that if anyone has an issue to call the Osceola County Code Enforcement office at 407-348-0200 for assistance.

