

Indian Point

**Indian Point Homeowners Association
Executive Board Meeting
Thursday, July 29, 2010**

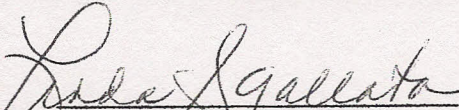
- President Linda Sgallata called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:40 PM. Present were Executive Board members Liz Perez, Treasurer, and Linda Sgallata, President. Absent was Annette Poppleton, Vice President.
- The first item on the agenda was to accept the minutes of the April 16, 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 April 16, 2010 meeting. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the minutes of the April 17, 2010 membership meeting of the Indian Point Homeowners Association. After discussion, a motion was made by Liz and seconded by Linda to accept the minutes of the April 17, 2010 meeting. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the minutes of the June 7, 2010 meeting of the Indian Point Homeowners Association. After discussion, a motion was made by Linda and seconded by Liz to accept the minutes of the June 7, 2010 meeting. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the April Treasurer's Report. After discussion, a motion was made by Linda and seconded by Liz to accept the April Treasurer's Report. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the May Treasurer's Report. After discussion, a motion was made by Linda and seconded by Liz to accept the May Treasurer's Report. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the June Treasurer's Report. After discussion, a motion was made by Linda and seconded by Liz to accept the June Treasurer's Report. The motion was voted unanimous, 2-0.
- Treasurer Liz Perez presented her report for July 2010; we had started with a balance of \$6,551.61. We had deposits and expenses; we ended with a balance of \$6,490.36 in our account.
- 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, the attorney has been sending out the notices of violation. Impact has been observed. There are still a few that are challenging. After next month, if the condition still continues, Linda will bring the next steps recommended by the attorney to the board.
- She also spoke with the attorney, about new legislation regarding foreclosed homes and the authority of the homeowners associations to deal with violations. The association is legally entitled to address violations, have them corrected and the bank to be billed. She is obtaining more information, as this would correct situations in the community faster than the county ordinances.
- 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. She stated that we now have over 50% of the existing homes involved in the community and members of the Indian Point Homeowners Association. 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.
- Linda has been working on the 2011 Indian Point Homeowners Association membership renewal packets. As requested by the homeowners, the information will be mailed in September. Linda stated that she does need to purchase envelopes and stamps. She has placed the information on the website.
- Also, the information for the 2011 Indian Point Homeowners Association Executive Board has been discussed at meetings, on the website and in monthly updates to homeowners. The deadline is October 15, 2010 for applications to be received and dues paid if they are interested in serving their community. Liz stated that to date she has not received any applications for the 2011 board.
- Working with Ron Cole from Osceola County Code Enforcement on finalizing the Indian Point Community Ordinance. We had to void all the signatures of homeowners involved with foreclosure. A lot of our new homeowners have been sending in their support forms. We are only a few short and expect to have the ordinance to the Osceola County Board of Commissioners by September.
- The Osceola Sheriff Department is forming a neighborhood watch within our community. This group will have nothing to do with the Indian Point Homeowners Association. They are currently seeking block captains. They will host all meetings and operate the team. This is not like the community watch team we had previously. They will not be affiliated with the Indian Point Homeowners Association.
- We are hosting the national Lights On Crime event on Tuesday, August 3, 2010. All residents are asked to turn on a porch light. The sheriff's department will be hosting a meeting prior to residents walking the community.
- When school resumes on August 23, 2010, all school buses will be picking up and dropping off at the Recreational Complex. This will cut down on the damages and issues within the community from the previous school buses within the community. The youth of the community will have a safe place to wait for the buses. This will also allow parents a place to park while waiting to pick-up their children.


- We are going to need to purchase replacement holiday decorations this year. They were purchased several years ago and are in bad shape. Liz stated that the current decorations are old and need to be replaced. We will need two wreaths, four swags and four garlands. Linda suggested that we use the community event funds since it benefits the community during the holiday season and with our holiday home contest.
- The final item on the agenda is review of the Architectural Review Committee applications:
 - The first request was from Jeannie Rucker. Ms. Rucker purchased the foreclosed house on Seneca Point. She was unaware of the Deed Restrictions and cleaned up and painted the house. Linda had made contact with her. After discussion, a motion was made by Linda and seconded by Liz that the board approve the painting of the home. The motion was voted unanimous, 2-0.
 - The next request was from Maryeline Labanino. She wants to install expand her driveway. After discussion, a motion was made by Linda and seconded by Liz that the board approve the expansion of the driveway. The motion was voted unanimous, 2-0.
 - The next request was from Patrick Yvars. He would like to paint his home within the color palette. After discussion, a motion was made by Linda and seconded by Liz that the board approve the painting of the home. The motion was voted unanimous, 2-0.
 - The next request was from Angel Gonzalez. He is seeking approval to paint his home. The home color is within the color palette, but the brick color is a little too strong. Liz recommended that we speak with him about making the brick color a little lighter. After discussion, a motion was made by Liz and seconded by Linda that the board approve the painting of the home with a revision to the brick color. The motion was voted unanimous, 2-0.
- Our next membership meeting is next Saturday, August 7, 2010 at 10 am at the firehouse.
- With no further business, the meeting was adjourned at 8:45 PM

9/18/10

Date Board Approved Minutes


Linda Sgallata, President

Annette Poppleton, Vice President


Liz Perez, Treasurer