

Indian Point

**Indian Point Homeowners Association
Executive Board Meeting
Saturday, September 18, 2010**

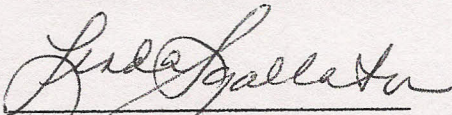
- President Linda Sgallata called the meeting of the Indian Point Homeowners Association Executive Board to order at 8:30 AM. Present were Executive Board members Liz Perez, Treasurer, and Linda Sgallata, President. Absent was Annette Poppleton, Vice President.
- The first item on the agenda was to accept the minutes of the July 29, 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 July 29, 2010 meeting. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the minutes of the August 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 August 7, 2010 meeting. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the July Treasurer's Report. After discussion, a motion was made by Linda and seconded by Liz to accept the July Treasurer's Report. The motion was voted unanimous, 2-0.
- The next item on the agenda was to accept the August Treasurer's Report. After discussion, a motion was made by Linda and seconded by Liz to accept the August Treasurer's Report. The motion was voted unanimous, 2-0.
- Treasurer Liz Perez presented her report for September 2010; we had started with a balance of \$6,508.01. We had deposits and expenses; we ended with a balance of \$7,143.01 in our account.
- As far as the parking, we have been trying to speak with the homeowners on these violations. Unfortunately, the assistance of the attorney was required as the issues continued. She has been sending out the notices of violation. It has been over a year since this issue was addressed with the assistance of the attorney. 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.
- Linda has given the attorney the foreclosure notices that we have received as required under the new legislation, the association is entitled for the violations occurring as a result of the foreclosure or anything prior. Also, the dues are required to be brought up to date on these homes. All funds received on the foreclosed homes will be applied to the legal account. 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.

- 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 major expenditure of the \$1,000 caused by Lincoln's questions for the attorney exceeded our plan. The other major expense has been the cost of the ink and postage to communicate with the homeowners on the annual membership dues renewal and the ordinance.
- 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. We also received our first 2011 renewal before the packets were even sent out. In speaking with our homeowners, they are very appreciative of all our hard work and the improvements in the community that is visible. Liz and Linda calculated that since we first took office with only 27 members, we have seen a 131% increase in the membership and support of the Indian Point Homeowners Association.
- Linda has mailed out the 2011 Indian Point Homeowners Association membership renewal packets. As requested by the homeowners, the information was mailed in September. The dues received prior to January 1, 2011, will receive the 2011 Annual Meeting information and ballot.
- 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. Linda will be contacting a few folks to see if they are interested in possibly being candidates.
- Linda discussed the fact that since a large percentage of our homeowners reside outside the country. For several years she has thought that a committee should be formed to have representatives in the UK that can continue our message and liaison their concerns to us. They have a chat room for Indian Point homeowners. After discussion, a motion was made by Linda and seconded by Liz, that an International Committee be formed. The motion was voted unanimous, 2-0. Linda will contact several to see their interest in serving on the committee.
- 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 under two dozen short. Linda has sent out reminders for support and expects to have the ordinance to the Osceola County Board of Commissioners as soon as possible.
- 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. They have scheduled a meeting for October 12, 2010 at 6 PM at the cabana.
- The fall community wide garage sale will be held on Saturday, October 9, 2010, from 10 AM until 2 PM. An ad is being placed in the Sentinel. The ad will run on October 7th and 8th, and will be listed on their website. The Osceola County Fire Rescue will hold a fundraising car wash at the recreational complex during this time. Also, the boy scouts will be collecting food for the local pantry.


- As discussed at our last meeting, the holiday decorations need to be replaced for the front entrance. Liz stated they looked bad last year. Linda stated that several were falling apart. A motion was made by Liz and seconded by Linda, that we purchase quality holiday decorations in time to be put up Thanksgiving week. The motion was voted unanimous, 2-0.
- The final item on the agenda is review of the Architectural Review Committee applications:
 - The first request was from Joan D'Argenis. Ms. D'Argenis thought her management company had obtained the permission required before painting the home. She was unaware that they did not 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 John Farr. He has purchased a home in our community and would like permission to paint and install a fence on the property. After discussion, a motion was made by Linda and seconded by Liz that the board approve the painting of his home and the installation of the privacy fence. The motion was voted unanimous, 2-0.
 - The next request was from Frank Balarin. He would like to paint his home within the color palette and install a fence on the property. 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.
 - There is a second request from Frank Balarin. He would like to install a privacy fence on his property. After discussion, a motion was made by Liz and seconded by Liz that the board approve the fence installation. The motion was voted unanimous, 2-0.
 - The next request was from Brett Green. He has purchased two homes in our community. He is seeking approval to paint his homes. His father proceeded in having the house painted prior to approval. He has also placed both homes in violation of the deed restrictions and county code. The attorney had to intercede and informed him that if the color were not approved, he would have to repaint. After discussion, a motion was made by Liz and seconded by Linda that the board approve the painting of the home but he has to be reminded that there are rules that need to be followed. The motion was voted unanimous, 2-0.
 - The next request is from Juan and Irma Quiroz. They would like permission to paint their home. 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.
- Our next membership meeting is next Saturday, October 2, 2010 at 10 am at the firehouse.
- With no further business, the meeting was adjourned at 9:45 AM


11/19/10

Date Board Approved Minutes



Linda Sgallata, President


Annette Poppleton, Vice President


Liz Perez, Treasurer