

Indian Point

**Indian Point Homeowners Association
Membership Meeting
Thursday, December 03, 2009**

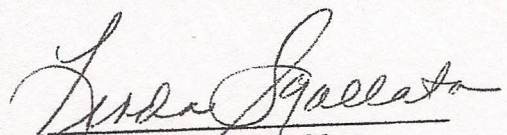
- President Linda Sgallata called the meeting of the Indian Point Homeowners Association to order at 7 pm. The board welcomed all present to the final meeting of 2009.
- Linda stated that at the request of resident regarding questions on community recycling, the Bass Road Landfill and the issue with alligators within the community, we had guest speakers this evening. She first introduced Danny Schaefer, Osceola County Solid Waste Department. Danny explained various types of items that are and are not recyclable. He also explained the by products of the recycled items. He addressed issues from the residents on various items including issues with Waste Management, recycling and waste in our storm drains. He then updated the membership on the progress of the Bass Road Landfill capping. Progress continues, the air quality report is due back shortly, as they work towards the March 2010 closing of the C&D section. Also, at the request of our community, they are working on installation of trees and shrubs to block the visual view of the landfill in the Cheyenne Point and Dakota Point areas.
- Linda then introduced Officer Caitlyn Staskiewicz, Division of Law Enforcement for Florida Fish and Wildlife Conservation. Officer Caitlyn is assigned to our community to address issues regarding the safety of our residents and the alligators, which reside in our community. They were here before our community was; they travel through the waterways and sewer systems in the area. She reminded all that feeding and abusing the alligators is a crime. She discussed two recent cases in our community. She shared information on who to contact if there is an issue relating to alligators.
- Treasurer Liz Perez presented her report. She stated that since our last meeting, we began October 1, 2009 with a balance of \$2,019.12. After expenses and with the receipt of the 2010 membership dues, our current balance is \$4,115.01.
- Linda stated that at the request of our homeowners, the information on the 2010 Indian Point Homeowners Association Annual Membership Dues has been sent out. Although there is a major postal strike in the UK, we have received 60 membership applications and dues within the past few weeks. Just a reminder that dues must be received by January 1, 2010 in order to participate in the 2010 Indian Point Homeowners Association Annual Meeting in January.

- Liz stated that her and the Nominating Committee have begun to send out the information on the 2010 Indian Point Homeowners Association to all those members as they pay their dues. Liz stated that the only applications for the Indian Point Homeowners Executive Board were the current board members. Linda and Liz proceeded to inform the membership that for over six months, it has been communicated to all members to apply for the board. It has been on the website, discussed at our meetings, and in all the monthly updates that sent to the members. The board did state that they have been received positive feedback on the job that they are doing and those that want them to continue doing the outstanding job they are doing. Also, everyone wants things done but no one wants to assist. We have made extreme improvements in our community and want it to continue. We went from 104 violations in April to just a handful currently. The services of our attorney have put residents on notice that they are required to comply with the deed restrictions. Also, the various county agencies are also assisting in enforcing the various county ordinances that impact our community.
- The board thanked the Indian Point Common Facilities District for all their work on the recent rehab of the Recreational Complex Pool and Cabana. It is a major improvement and makes our community shine. Thankfully the District did the repairs to the pool when they did or it would have been a major problem down the road. The plumbing was replaced. The area was painted. It is now an area we can all be proud of.
- The board wanted to share information with the membership on the Community Watch committee. We have been informed by the Indian Point Homeowners Association attorney that it is here opinion that in the best interest of the Indian Point Homeowners Association and the community that we do not sponsor a Community Watch without obtaining liability insurance for the safety and protection of everyone. Liz stated that we are currently looking into the bonding of the Indian Point Homeowners Association Executive Board. The cost of just bonding the officers is \$2,300. Which at this time the board does not feel we should spend. We are seeking other pricing and will share our finding at future meetings.
- Linda stated that foreclosures continue in our community. Last week they received 16 new foreclosures. This is the most received in a short period. One good thing is that several of our homes recently sold on the courthouse steps. Furthermore, several of the purchasers are planning to live in the community and support our community and the Indian Point Homeowners Association.
- Linda reported out on the various projects that she has been involved with as requested by the homeowners. In working with the various county agencies, it has been determined that as part of the development ordinance, the crash gate between Eagle Point and Cheyenne Point was required. The Kissimmee City Manager had it removed without the impact on our community considered. She is working on having it replaced. There will be a petition circulating to qualify the request of the residents. Please support your community and sign. Also, a similar petition will be circulated regarding our request for a traffic light at the entrance of Indian Point Boulevard and Poinciana Boulevard. The Traffic Engineering Department will be here sometime in January to do a study of the problem.
- The Executive Board then recognized all our homeowners that continue to support their community and volunteer there time when called upon. All were asked to stand and be recognized, as Liz and Annette presented them with a Certificate of Recognition.

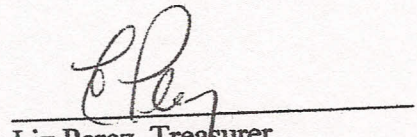
- The Holiday Home Decorating Contest will be judged on December 15, 2009. The board has noticed that more houses have decorated this year than in years past. They see they are going to have a difficult time judging this year.
- The board wanted to thank everyone for their continued support of the Indian Point Homeowners Association and the community. They were wished a happy holiday and a happy and healthy new year.
- With no further business, the meeting was adjourned at 9:07 pm.

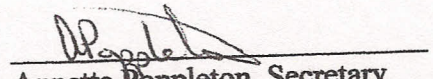
1/23/10

Date Board Approved Minutes


Linda Sgallata, President

Lincoln Braham, Vice-President


Liz Perez, Treasurer


Annette Poppleton, Secretary