

Indian Point Homeowners Association, Inc
Executive Board Meeting
Wednesday, June 3, 2009

- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:00 pm. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer, Annette Poppleton, Secretary and Linda Sgallata, President.
- After attending several county meetings and training sessions, Linda began with a discussion of the procedures that she has been learning in the way we should be operating that is to our benefit. As you are aware we have begun, this past January, reviewing and approving all meeting minutes. We should be also approving the monthly financial reports. The president and secretary usually sign all the minutes, but as Lincoln and I discussed the Executive Board should be signing these documents. After a discussion, a motion was made by Lincoln and seconded by Annette that the board once approved, will sign all financial reports and minutes. The motion was voted unanimous, 4-0.
- Linda stated that the first item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting, which was held on Saturday, February 21, 2009. After reviewing the minutes, a motion to was made by Annette and seconded by Liz that the board approve the minutes of February 21, 2009. The motion was voted unanimous, 4-0.
- The next item on the agenda is to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting, which was held on Saturday, March 28, 2009. After a reviewing the minutes, a motion to was made by Annette and seconded by Lincoln that the board approve the minutes of March 28, 2009. The motion was voted unanimous, 4-0.
- The next item on the agenda is to accept the minutes of the Indian Point Homeowners Association Board Meeting, which was held on Saturday, April 4, 2009. After a reviewing the minutes, a motion to was made by Annette and seconded by Liz that the board approve the minutes of April 4, 2009. The motion was voted unanimous, 4-0.
- The next item on the agenda is to accept the minutes of the Indian Point Homeowners Association Board Meeting, which was held on Thursday, April 9, 2009. After a reviewing the minutes, a motion to was made by Annette and seconded by Lincoln that the board approve the minutes of April 9, 2009. The motion was voted unanimous, 4-0.

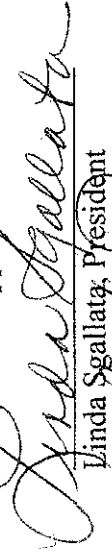
- The revised 2009 Indian Point Homeowners Association Budget was presented for board approval. The budget was originally calculated based on 100 members, totaling \$3,500.00. The original 2009 budget had to be revised due to the additional expense of legal and phone service. This budget will be presented to the membership at the June 6, 2008 meeting of the membership of the Indian Point Homeowners Association. After discussion, a motion was made by Lincoln and seconded by Liz that the board accept the revised 2009 Indian Point Homeowners Association Budget. The motion was voted unanimous, 4-0.
- There was also a discussion that Liz look into a CD for part of our remaining funds. Liz will report back to the board on her findings.
- The next item on the agenda is to accept the January 2009 Financial Report of the Indian Point Homeowners Association. After a reviewing the report, a motion to was made by Annette and seconded by Lincoln that the board approve the January 2009 Financial Report. The motion was voted unanimous, 4-0.
- The next item on the agenda is to accept the February 2009 Financial Report of the Indian Point Homeowners Association. After a reviewing the report, a motion to was made by Annette and seconded by Linda that the board approve the February 2009 Financial Report. The motion was voted unanimous, 4-0.
- The next item on the agenda is to accept the March 2009 Financial Report of the Indian Point Homeowners Association. After a reviewing the report, a motion to was made by Linda and seconded by Lincoln that the board approve the March 2009 Financial Report. The motion was voted unanimous, 4-0.
- Treasurer Liz Perez presented her April 2009 Financial Report. We had started the month with a balance of \$5,383.55. After expenses and membership dues were received, our current balance is \$2,660.73. Liz stated that we had one returned check. Linda will contact the member and request repayment and fees. A motion was made by Linda and seconded by Annette that the board approve the April 2009 Financial Report. The motion was voted unanimous, 4-0.
- Linda presented the membership report stating that we received eighteen additional membership applications and dues totaling \$630.00 in April. These funds were previously given to Liz on May 5, 2009. We have received an additional 21 membership applications and dues. This now brings our membership total to 135. This is a historical not, as we did not achieve this figure until last fall. She presented Liz with the membership dues in the amount of \$735.00. She has mailed dues reminders to all non-resident homeowners. To date there has been support of the community and membership is growing.
- Our lease on the IPHOA post office mailbox has ended. Linda went to the post office and returned the keys, signed the paperwork. All mail will now be forwarded to the community mailbox. Linda also received a refund of the \$2.00 key deposit and presented that to Liz.

- Linda stated that her and Vice President Lincoln Braham met with Jerry Hamburg, Attorney at Law. A retainer was given in the amount of \$2,000.00. They met with him and discussed various questions and concerns of the board. We will be billed on an hourly rate of \$195.00. He feels that once an initial letter is sent from his office, residents will start to comply not wanting further litigation. Lincoln and Linda did a drive through of the community on Sunday, April 26, 2009. Resulting in 96 homes found to be in violation and photos taken to document the extreme violations. This list was reviewed with a final 78 being given to the attorney for mailing of initial violation letters. Lincoln has expressed concern of the initial expense, but as stated by the attorney, once word gets out of violations notices others should comply. Linda has been working closely with the attorney to insure that our funds are spent properly. The attorney has sent out approximately 60 letters.
- Linda also wanted to bring to the boards attention a statement made by attorney Katherine Taylor when she and Lincoln met with her regarding our By-Laws and Covenant. As stated in these documents, our board consists of the Executive Board, which is the President, Vice-President, Treasurer and Secretary. The board that was elected in 2007 was not correct with all the additional members since these are not the legal board recognized by these documents. After a discussion, it was agreed that what we need is not additional board members; we need committee chairman and members to assist the board. Liz and Lincoln want to make sure that the membership is aware of the board status.
- There was a discussion that regarding our Tax Exempt Certificate. Annette stated she would get the information to Liz on how to check on our number. A motion was made by Linda and seconded by Lincoln that Liz obtain our Tax Exempt Certificate. The motion was voted unanimous, 4-0.
- We are having an issue with rumors about criminal incidents in our community. Linda was called to Sunny Oak to meet with the Sheriff's Department regarding the ownership of a home. The biggest area of concern is the Sunny Oak area. With all the abandoned and tourist rentals, they are clearly noticeable as empty. We also have a management company spreading false information. Linda asked Lincoln to inform his Community Watch team to patrol this area and make themselves visible. Apparently there are kids that are breaking into these homes and partying.
- Linda and Lincoln had attended the Osceola County Commission meeting on Monday, April 20, 2009, at which a Proclamation in honor of our community's 15th anniversary was presented. A copy of the proclamation is on the website and on the bulletin board. Our Founder's Day celebration was successful. We had 80 residents in attendance, including several non-resident owners. There were another 20 who responded back that they would attend but did not. Mike Harford, our County Commissioner was in attendance and presented the community with the Proclamation. Linda reported that we spent \$518,88, going over the budget by \$18.88. We would have been under budget but we returned the check from the non-member resident who showed up after the event had ended.
- In regards to the Indian Point Community Ordinance we are now done to the home stretch. The goal is to have the ordinance before the Osceola County Commissioners at the September 2009 meeting. We only need 51 more signatures to turn the documents over to


the county. Linda has been mailing the petition to non-resident owners and they are showing their support of the ordinance and community.

- Saturday, June 6, 2009 is Indian Point Community Day at Uno's Pizza and Grill, on 192 in Kissimmee. They will make a donation based on a percentage of all purchases made on our day. The coupon will be delivered throughout the community. Proceeds will be used for youth programs in the community, such as scholarship and possibly sponsoring youth sports events as previously discussed.
- The next meeting of the Indian Point Homeowners Association will be held next Saturday, June 6, 2009, at 10 am at the firehouse. After which all in attendance will be asked to proceed to Uno's for the Indian Point Community Day
- With no further business the meeting was adjourned at 8:07 pm.

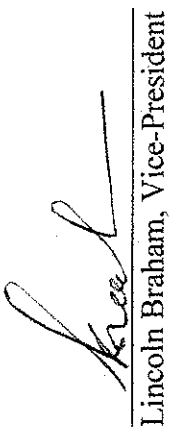
7/15/09
Date Board Approved Minutes


Linda Sgallata, President

Linda Sgallata, President


Liz Perez, Treasurer

Liz Perez, Treasurer


Lincoln Braham, Vice-President

Lincoln Braham, Vice-President

Annette Poppleton, Secretary