



Indian Point Homeowners Association, Inc
Membership Meeting
Saturday, June 6, 2009

- Linda Sgallata, President, welcomed all in attendance and called the meeting to order at 10:10 am.
- Linda informed everyone that we are going green. You will notice that on the back of today's agenda is our 2009 budget, which we will be discussing shortly.
- Treasurer Liz Perez presented her report. She stated that she had just received our May bank statement so she has not done the reconciliation. We had \$2,606.73 in the bank at the end of April, after describing the expenses and receipts of membership dues for May our new bank balance is \$3,229.50. The final treasurer's reports are located on the website if anyone has a question.
- The board then presented the 2009 Annual Budget. Linda stated that as mentioned the budget was going to be presented to the membership at the April meeting. But due to revisions for the additional expense of the legal representation and the ghost phone it was delayed. The budget is calculated on 100 members at \$35.00 annual membership fee. The board is quite frugal on how we spend our membership funds. The board explained that some expenses incurred this year might not be incurred in the future. After explanation of the budget, Linda asked if there were any questions. With there being no questions, the next agenda item was presented.
- Linda informed that membership is up. We now have 135 members, with a large number being non-resident owners who are supporting the community and the actions of the board.
- Lincoln and Linda stated that they have met and retained the legal counsel for the Indian Point Homeowners Association. They had done a drive of the community and listed 102 homes in violation. Lincoln had taken photographs so we have physical evidence if further action is needed. The attorney, Brian Marks, in Kissimmee is familiar with HOA and association issues. Our counsel, Jerry Hamburg, sent out the first batch of violation letters this week and already has heard back of the residents. The tenants or management companies are doing most violations. The homeowner is receiving the notification to address the issues of their property. Several of the issues have already been addressed.
- Linda explained that the Architectural Review Committee meets bi-monthly to accept all applications for home improvements. The next meeting will be held on Saturday, July 25, 2009, at 10:00 am, at the Recreational Complex Cabana. Any homeowner wishing to make any home improvements, that is painting, enclosing their porch, installing a fence, or wanting to expand their driveway is reminded to complete an application for approval. Any work done without the board approval will subject the homeowner to incur the expense of undoing the work. Forms are located on the IPHOA website.

- 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 board recognized the Festivities Committee for all their outstanding work on the communities Founder's Day. They had several folks not show up after they had RSVP'd they would attend. Our County Commissioner, Mike Hartford was very impressed with our community and the festivities. For those who were unable to attend, the County Commissioners presented our community with a Proclamation in recognition of our 15th Anniversary. A copy of the proclamation is hanging on the bulletin board. Linda distributed a survey to seek everyone's comments on the event. She asked everyone to share their comments so the board knows how to plan in the future.
- Lincoln Braham, Community Watch Chairman, stated that it is everyone's responsibility to secure his or her home and property. He suggested everyone look into obtaining alarm systems including glass breakage alarms. Also, if you have an alarm system, use it. There are rumors being spread regarding crime in our community. These rumors are false. Linda stated that there is an issue on Sunny Oak due to the limited amount of residents and the large amount of foreclosures and absentee owners. The sheriff department and the board are addressing the party spreading the rumors.
- Linda stated we are looking to see the Indian Point Community Ordinance before the County Commissioners during their fall session. We are within 50 signatures of seeing the ordinance a reality. Several of the signatures were no longer valid due to foreclosures and change of ownership.
- Hurricane season is here. Everyone should be prepared. Trim any hanging or falling branches. Have a plan on what you will do in case of an emergency. The board had emergency preparedness brochures from the county for all those present.
- The board addressed the issue of animals in the community. Linda shared that Animal Control had provided information to assist the residents. There are several new ordinances. Animal Control does not always respond immediately, so they ask everyone to take a photograph of the situation to be submitted to them when they arrive.
- The board reminded everyone that today is Indian Point Community Day at Uno's Pizza and Grill on 192 in Kissimmee. A donation will be made by Uno's for all purchases made with presentation of the coupon to the Indian Point Community Youth Fund. Everyone was invited to join the board for lunch at Uno's after the meeting.
- With no further business the meeting was adjourned at 11:15 am.

7/15/09
Date Board Approved Minutes

Linda Sgallata
Linda Sgallata, President

Liz Perez
Liz Perez, Treasurer

Lincoln Braham
Lincoln Braham, Vice-President

Annette Poppleton
Annette Poppleton, Secretary