



**Indian Point Homeowners Association, Inc**  
**Executive Board Meeting**  
**Saturday, February 21, 2009**

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- Linda called the first meeting of the 2009 Indian Point Homeowners Association Executive Board to order at 9:10 am. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer and Linda Sgallata, President.
- Linda stated that the first item on today's agenda was to accept the minutes of the 2009 Indian Point Homeowners Association Meeting, which was held on Saturday, January 31, 2009. After reviewing the minutes, a motion to was made by Linda and seconded by Liz that the board approve the minutes of January 31, 2009. The motion was voted unanimous, 3-0.
- The next item on the agenda is to accept the minutes of the Indian Point Homeowners Association Board meeting on Saturday, February 6, 2009. After reviewing the minutes, a motion to was made by Linda and seconded by Lincoln that the board approve the minutes of February 6, 2009. The motion was voted unanimous, 3-0
- The next item on the agenda is to accept the minutes of the Indian Point Homeowners Association meeting on Thursday, February 12, 2009. After reviewing the minutes, a motion to was made by Linda and seconded by Lincoln that the board approve the minutes of February 12, 2009. The motion was voted unanimous, 3-0
- Liz asked that a note be sent to Alfredo Trejo, Chairman Architectural Committee, requesting that he notify the board of all the Architectural Committee requests that he receives. Linda stated that she has sent him an email to ask if he will be hosting monthly or bi-monthly meetings of his board to add to the community calendar. As stated in the By-Laws, the committee should meet and review the requests. After discussion, a motion to was made by Liz and seconded by Lincoln, that the board contact Alfredo as discussed. The motion was voted unanimous, 3-0.
- Treasurer Liz Perez presented her report as of February 20, 2009. She stated that we had begun fiscal 2009 with a balance of \$2,616.59. After expenses and membership dues were received, our current balance is \$5,104.21
- Linda presented the membership report stating that we received eight additional membership applications and dues totaling \$280.00. We also received repayment from the member that had an issue with his check. He sent a check in the amount of \$60.00, which covers the

\$35.00 dues and \$25.00 service fee. She presented Liz with checks to deposit in the amount of \$340.00. This now brings our membership to a total of 82. This is a historic note, as we did not achieve this figure until last fall. She is in the process of sending out reminder emails, letters and notices to remind homeowners to support the community and join. Linda stated a need to purchase stamps to mail non-resident homeowners. A motion to was made by Liz and seconded by Lincoln, that Linda purchase stamps at a cost of no more than \$150.00. The motion was voted unanimous, 3-0.

- The 2009 Indian Point Homeowners Association does not have a secretary. Linda stated that she asked Denis Arroyo and Terrell Dennis and they declined. Member Annette Poppleton stated that she would be interested. A conference call was made by the board to Annette to ask her if she would join the board as secretary. She stated she would assist. After discussion, a motion to was made by Liz and seconded by Lincoln, that Annette Poppleton joins the board as secretary. The motion was voted unanimous, 3-0.
- Linda stated that we needed to revise our Indian Point Homeowners Association Incorporation filing to reflect the 2009 executive board. Liz had been waiting for the new board to be in place. A motion to was made by Linda and seconded by Lincoln, that Liz updates our Articles of Incorporation filing at a cost of \$65.00. The motion was voted unanimous, 3-0.
- Linda stated that the Indian Point Homeowners Association bank account needed to be updated to reflect the signature authority of the 2009 board. Alfredo Trejo and Zuleika Fernandez needed to be removed and Lincoln Braham added. Liz stated she had sent an email to Lesa at SunTrust with the revisions. Lincoln needs to go and sign the signature cards.
- The Indian Point Homeowners Association will be hosting a Community Awareness Day on Saturday, March 7, 2009, at the Recreational Complex, from 11 am until 1 pm. Various county agencies will be attending. Linda has asked Roy's Locks to attend on the request of the members to present safety and security products. Lincoln will ask the alarm companies that had asked to present to attend. Linda has sent out an email to all board members to please be there at 10 am to assist with set-up, and remain throughout the day to assist. We will be manning a table with registration, membership and ordinance sign-ups. We will be in need of a few tables and chairs. Lincoln stated he would bring them. Linda has printed up flyers that will be distributed to all residents. She has emailed the information to all members. She has also placed the information on the IPHOA website.
- Linda asked for permission to order a banner, which will be re-used at each event, the cost of the banner is \$135.00. After a discussion, a motion to was made by Liz and seconded by Lincoln that Linda obtains bids for a reusable banner. The motion was voted unanimous, 3-0.
- Linda stated that she is finalizing the information to be contained in the first edition of the Indian Point Homeowners Association newsletter. The first edition of the newsletter will contain information regarding the deed restrictions and resident information. She is trying to have it printed for distribution soon. Lincoln will also place a copy of all newsletters on the website. After a discussion, a motion to was made by Liz and seconded by Lincoln that the

board approve Linda to produce the newsletter at a cost of no more than \$50.00. The motion was voted unanimous, 3-0.

- Linda has been working on getting the information on our community rules and deed restriction out to the homeowners. After reviewing several of the other Greater Communities, there are signs that stated this information. We originally had signs when our community was first established but they were destroyed. Linda has been working with Sign-A-Rama, who has created these signs for other Greater communities. They have graciously donated a sign for our bulletin board. The cost of the signage would be approximately \$300.00. After a discussion, a motion to was made by Liz and seconded by Lincoln that Linda obtains further bids for the signs. The motion was voted unanimous, 3-0.
- Lincoln reported on his Community Watch team. He is having challenges with obtaining pricing from his vendor for jackets and polo shirts for the Community Watch. Lincoln stated that several of the folks he had distributed the shirts to are not wearing them. Liz asked Lincoln to get back the shirts he previously distributed to those who have not been active on the Community Watch. Lincoln stated he would obtain the shirts. After a discussion, a motion to was made by Liz and seconded by Linda that Lincoln get the shirts back and that Linda and Lincoln would also obtain prices on polo shirts and jackets. The motion voted unanimous, 3-0.
- Linda stated that we needed to place a reorder on our IPHOA t-shirts. After a discussion, a motion to was made by Lincoln and seconded by Liz that Linda places a reorder for the IPHOA t-shirts and not to spend more than \$200.00. The motion was voted unanimous, 3-0.
- Lincoln stated that he will be also updating the Community Watch page on the website with safety and security tips. Linda reminded him of the font and color to be used, as well as she will assist him by proofing it.
- Annette Poppleton then joined the meeting in her new position as secretary on the Executive Board. Linda presented her with copies of all the minutes voted upon. Liz gave her a copy of the financial report. Lincoln filler her in on what he was discussing.
- Lincoln recommended that we obtain a ghost phone system, which residents can call to communicate with us. A message will then appear in the IPHOA mailbox for response. The cost is under \$50.00. After a discussion, a motion to was made by Liz and seconded by Linda that the board authorize Lincoln to contact Magic Jack and set-up the ghost phone system for a cost of no more that \$50.00. The motion was voted unanimous, 4-0.
- A discussion of the 2009 budget began. Linda presented the worksheet previously used. There was a discussion of several of the line items. Further discussion of the budget will be conducted at the next Executive Board meeting, prior to presentation to the membership at the April meeting.
- Lincoln stated that we need to obtain a lawyer to help with the enforcement of the Deed Restrictions. Linda mentioned she has been in contact with a lawyer. They have knowledge

of HOA and District issues. They have done legal work for other Greater communities and are aware of the Covenant and Deed Restrictions since all communities were created exactly the same. A meeting will be set up for the board to meet with them to discuss the services they can offer to the Indian Point Homeowners Association.

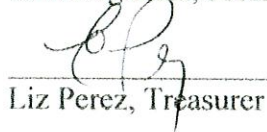
- Linda will also be obtaining the gift card from Home Deport to be awarded to the Yard of the Quarter, 303 Indian Point Circle and the two winners of the Holiday House Decorating contest, 4520 Alaqua Court and 4604 Cheyenne Point Trail. Liz stated we need to continue to recognize our residents. This will inspire other residents to follow. A motion to was made by Lincoln and seconded by Liz that the board approve Linda to obtain the gift cards for a cost of no more than \$75.00. The motion voted unanimous, 4-0.
- A committee is being formed for the April 25, 2009, Indian Point Founders Day Celebration event. Linda will present the information at the next board meeting. The first meeting of the committee is on March 14, 2009. A broad section of our members have been asked to be part of the committee. After a discussion, a motion to was made by Lincoln and seconded by Liz that the board approve an expenditure of no more than \$500.00 for the Founder's Day Celebration. The motion was voted unanimous, 4-0
- With no further business the meeting was adjourned at 10:45 am.

6/3/09

Date Board Approved Minutes



Linda Sgallata, President



Liz Perez, Treasurer



Lincoln Braham, Vice-President



Annette Poppleton, Secretary