



Indian Point Homeowners Association, Inc
Membership Meeting
Saturday, August 8, 2009

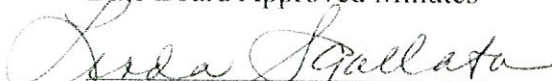
- Linda Sgallata, President, welcomed all in attendance and called the meeting to order at 10:10 am.
- Linda informed the members that due to conflicts with work and personal issues the other board members were not able to attend.
- Linda stated that the board wanted to let the community that the board has been informed that an illegal HOA is rumored, charging \$300.00 for annual dues. The board has notified our attorney and the sheriff's department. Linda stated that an email has been sent out to inform our homeowners not to assume that it is the legal Indian Point Homeowners Association. This group is a fraudulent group. We are the legally recognized HOA, created under the county ordinance in 1994 when our community was created and registered with Osceola county and the state of Florida. Deputy Beltram confirmed this is fraud and illegal. Anyone contacted by this party should notify IPHOA and the sheriff's department.
- Linda informed the membership that representatives from the Osceola Sheriff's Department and Code Enforcement were present today to address the residents' concerns and questions.
- Linda introduced Osceola Sheriff Angel Beltram to address the security concerns of the community. She stated that the board had received an email asking why we do not share information about sheriff activity in the community. Linda stated that she and the board did not want to be responsible for a resident or a member of the Sheriff's Department getting injured. Deputy Beltram began by informing the residents of calls within the community for the past two months. He also announced that finally after about nine months they have broken the case of break-ins within our community. It was a tenant residing in the community. Linda stated that both criminals that were mentioned have been evicted and no longer reside within the community. Deputy Beltram addressed questions on other rumored events, which he stated the sheriff's department was not aware of these events. Apparently they had not called a sheriff to file a report. He informed residents of some security items that they should be aware of: the deadbolt lock on your door should project at least 1 to 1 ½ inches into the frame, a plate should be placed that surrounds your lock, there is a lock that requires a key that he stated should be used, especially if you have a glass panel or panels around your front door. The can break the glass but cannot unlock the door. He also recommended that glass breakage sensors. Also, residents should mark all their property with an identification that only they know. A resident shared there is a pen that only appears in black light to mark your property. You should photograph and video tape your home and property, not only for a crime but also in case of an emergency. Make a copy of your tape or photographs and send to a relative out of the area or state for emergency purposes. The

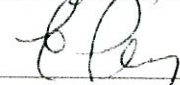
membership thanked Deputy Beltram for the information and the hard work that the Osceola Sheriffs Department does.


- Linda introduced representatives from the Osceola County Code Enforcement Mady and Greg who would inform the membership of the various county ordinances and how they assist out community. They stated that any homeowner who rents out there home is required to have an Osceola County Occupational license and be registered with the Property Appraisers Office. Also, their management company, pool, landscaping or maintenance folks are also required to have an Osceola County Occupational license and have their hang tag displayed on their rear view mirror. Anyone doing business with out this license is legal subjected to fines. Deputy Mady stated that the ordinance and our deed restrictions state that your property must be maintained. Code Enforcements site lawns when they are 51% in violation. A letter is sent to the homeowner, they have 21 days to correct the situation. If they have not done so on the reinspection, the county then has it mowed and assess a lien on the property for the cost. In the case of our foreclosed and abandoned homes, each case must be closed when the county mows and a new one opened when the next violation occurs. These assessments due incur interest. So when the homes are finally sold, these fees must be paid and the condition brought up to code. Household trash must be placed in covered containers and placed curbside after 6:30 pm on Monday and Thursday, and the cans must be removed on Tuesday and Friday evening. In conclusion, she distributed handouts and stated the new county phone number is 407-742-0200. The membership thanked Code Enforcement for doing a great job and supporting our community.
- Linda stated that since Treasurer Liz Perez had to work all weekend, she would present her report. She stated that she that at our last meeting our balance was \$3,229.50, after describing the expenses and receipts of membership dues our new bank balance is \$4,164.50. She also stated that we have additional membership dues that will be deposited next week. Linda also stated that as was presented to the membership, our budget for 2009 has a balance of \$1,758.00. In addition we have a reserve of \$2,714.46. The final treasurer's reports and minutes are located on the website if anyone has a question.
- Linda informed that membership is up. We now have 150 members, with a large number being non-resident owners who are supporting the community and the actions of the board. We now have 30% of our homeowners involved and supporting our community.
- To address the status of violations in the community. Lincoln and Linda had driven the community and listed 102 homes in violation. Lincoln had taken photographs so we have physical evidence if further action is needed. Our counsel, Jerry Hamburg, sent out the first batch of violation letters. 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. Currently there are only a handful of violations and the board is looking into the next steps to address these issues.
- Linda explained that anyone interested in serving on the 2010 Indian Point Homeowners Association Board of Directors should complete the application located on the website and submit it before the October 15, 2009 deadline. The positions are the President, Vice President, Secretary and Treasurer. All applicants must have their 2010 annual dues paid by January 1st in order to apply.

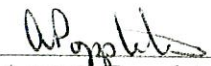
- As began at the last Annual Meeting, our By-Laws should have been updated when Greater Construction completed the community. Information needs to be revised. Please take a moment and complete your ballot by the September 1, 2009 deadline. Linda addressed the question of Amendment 5. The board as stated by the attorney during the meeting Lincoln and Linda had consists of the four officers, however the Treasure and Secretary can be one. Since IPHOA has existed there has been four officers. In case of a tied vote the President can abstain. The board does not need additional members, what is needed is committee members and chairman.
- Linda stated that all homeowners are asked to attend the special meeting IPHOA is hosting on Saturday, August 15, 2009, regarding the new county Stormwater Program Assessment. An explanation of the information that was knows currently was presented. All homeowners should attend as the County Commissioner Mike Harford and members of the county will be in attendance to answer all questions.
- Our next meeting is Thursday, October 1, 2009 here at the firehouse at 7 pm.
- With no further business the meeting was adjourned at 12:43 pm.

9/23/09
Date Board Approved Minutes


Linda Sgallata, President


Liz Perez, Treasurer


Lincoln Braham, Vice-President


Annette Poppleton, Secretary