



Indian Point Homeowners Association, Inc
Executive Board Meeting
Wednesday, August 5, 2009

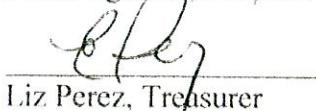
- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:22 pm. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer and Linda Sgallata, President. Absent was Secretary, Annette Poppleton
- Treasurer Liz Perez presented her June 2009 Financial Report. We had started the month with a balance of \$3,229.50. After expenses and membership dues were received, our current balance is \$3,959.50. A motion was made by Linda and seconded by Lincoln that the board approves the June 2009 Financial Report. The motion was voted unanimous, 3-0.
- Liz then presented her July 2009 Financial Report. We had started the month with a balance of \$3,959.50. After expenses and membership dues were received, our current balance is \$4,164.50. We also had another check returned, Linda will contact the member. A motion was made by Linda and seconded by Lincoln that the board approves the July 2009 Financial Report. The motion was voted unanimous, 3-0.
- Linda presented the membership report stating that we received additional membership applications and dues totaling \$140.00. She also stated that we have received the replacement for a returned check in the amount of \$60.00. Also, we have received the check from Uno's fundraiser for the Youth Fund in the amount of \$37.96. She presented Liz with the membership dues and the fundraiser check for a total amount of \$237.96. To date there has been support of the community and membership is growing.
- Lincoln and Linda wanted to address the issue of the fraudulent HOA that we have been informed of. Lincoln stated he left a message for Deputy Yeager. Linda was going to contact our attorney to make him aware of the situation. Linda had sent out an email regarding the legality of our HOA to the homeowners. Support from the homeowners has been received.
- Linda will also contact our attorney on the next steps with the few houses we still have in violation. Also, a financial statement of our retainer will be requested.
- Lincoln stated that his Community Watch team has not held a meeting. The next meeting will be on Wednesday, August 19, 2009, 7 pm at the Cabana.

- Linda stated that she has received a phone call from the Osceola County Sheriff Department; they have made an arrest of the person involved in our break-ins. He was a tenant in the community. He has been arrested and the homeowner is evicting them from the home.
- The board discussed the By-Laws revision and 2010 Annual Meeting. The deadline on the By-Laws revision is September 1, 2009. We have been receiving a good reply. Liz reminded Lincoln to place the revised application on the website. The deadline is October 15, 2009 to apply. The candidate will need to have their dues paid before we can add their name to the ballot. Linda is preparing all the 2010 membership information for mailing on November 1, 2009. As dues are received, Liz will be sending out the 2010 Annual Meeting information. The deadline for the ballot return is January 15, 2010. We will count if a quorum of ballots is present before the meeting begins.
- The board then reviewed the applications submitted to the Architectural Review Committee.
 - The first request was from Michael and Margaret McLaughlin. Lincoln and Linda had been called to the house after receiving a call from a resident. They had painted the property line fence and installed an additional fence on the street side. They were not aware of the requirements. They have corrected the color of the back fence. The additional fence is within compliance. A motion was made by Linda and seconded by Liz that the board approve the Architectural Review Application regarding the fences. The motion was voted unanimous, 3-0.
 - The second request was from Lincoln and Alma Braham. Lincoln abstained from the vote. They are requesting permission to change the enclosure on their back patio. Currently it is all screening, they are requesting permission to replace with window closures to keep out the rain. A motion was made by Linda and seconded by Liz that the board approve the Architectural Review Application regarding the patio enclosure. The motion was voted unanimous, 2-0.
- Linda stated that quite a few of our foreclosures went up for sale over the past few weeks. She has been working with the real estates to make sure the new owners know that we are a deed-restricted community and about joining HOA.
- The next meeting of the Indian Point Homeowners Association will be held on Saturday, August 8, 2009, at 10 am at the firehouse. Representatives from Osceola County Sheriff and Code Enforcement will be present to address the concerns and questions of the residents.
- With no further business the meeting was adjourned at 8:45 pm.

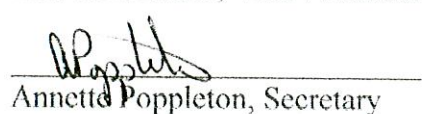
9/23/09

Date Board Approved Minutes


Linda Sgallata, President


Liz Perez, Treasurer


Lincoln Braham, Vice-President


Annette Poppleton, Secretary