



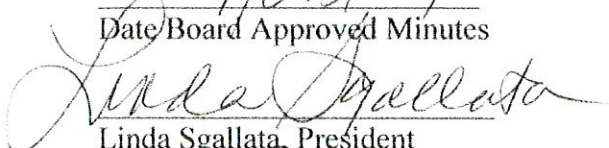
Indian Point Homeowners Association, Inc
Executive Board Meeting
Wednesday, July 15, 2009

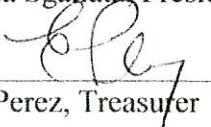
- Linda called the meeting of the Indian Point Homeowners Association Executive Board to order at 7:35 pm. Present were Executive Board members Lincoln Braham, Vice-President, Liz Perez, Treasurer and Linda Sgallata, President. Absent was Secretary, Annette Poppleton.
- Linda stated that the first item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Executive Board Meeting, which was held on Wednesday, June 3, 2009. After reviewing the minutes, a motion to was made by Linda and seconded by Lincoln that the board approve the minutes of June 3, 2009. The motion was voted unanimous, 3-0.
- The next item on today's agenda was to accept the minutes of the Indian Point Homeowners Association Membership Meeting, which was held on Saturday, June 6, 2009. After reviewing the minutes, a motion to was made by Liz and seconded by Linda that the board approve the minutes of June 6, 2009. The motion was voted unanimous, 3-0.
- Treasurer Liz Perez presented her May 2009 Financial Report. We had started the month with a balance of \$2606.73. After expenses and membership dues were received, our current balance is \$3,229.50. A motion was made by Linda and seconded by Lincoln that the board approves the May 2009 Financial Report. The motion was voted unanimous, 3-0.
- Linda presented the membership report stating that we received additional membership applications and currently have 142 members. To date there has been support of the community and membership is growing. Linda presented Liz with membership dues in the amount of \$315.00.
- Liz stated she has looked into various funds for our reserve. Currently the banks are not paying anything decent in interest. After discussion, a motion was made by Linda and seconded by Lincoln that the board wait for interest rates to improve before further discussion of our reserve funds. The motion was voted unanimous, 3-0.
- Liz stated she has not proceeded with the Tax Exempt certificate since she has not heard from Annette. The board will send Annette a reminder to get the information to Liz.

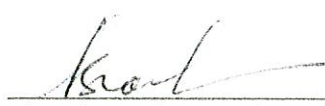
- The board discussed the By-Laws revision and 2010 Annual Meeting. The deadline on the By-Laws revision is September 1, 2009. Amendment 1 and 2 were already approved during 2008, but was listed since the By-Laws were being revised at one time. We have been receiving a good reply. Liz stated that Lincoln was placing 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.
- Liz discussed the issues with using Pay Pal for on-line payment of dues. Over the past two years we have only had two members use this process. We are charged for them to pay using this form, which reduced the amount we receive in dues. Liz requested that we eliminate the use of Pay Pal. After discussion, a motion was made by Liz and seconded by Linda that the use of Pay Pal for on-line payment of dues be eliminated and that Lincoln remove it from the website. The motion was voted unanimous, 3-0.
- The board then reviewed the applications submitted to the Architectural Review Committee.
 - The first request was from Mark Rubin. He wanted to install a privacy fence across the side of his pool area located on the corner of Sunny Oak and Yowell. The board had inspected the property. Linda had stated that the fence company already installed the fence with out ARC approval. Linda had spoke with Mr. Rubin regarding the installation. He stated he did not order the installation; the fencing company had gone ahead with the installation with out his knowledge. Liz voiced her concern that the installation was done without ARC approval. After discussion, a motion was made by Linda and seconded by Lincoln that the board approve the installation of the fence. The motion was voted unanimous, 3-0.
 - The second request was from Lindsey and Andy Zielinski. They would like to screen in their front porch. After discussion, a motion was made by Linda and seconded by Lincoln for the approval of the screen enclosure. The motion was voted unanimous, 3-0.
 - The third request was also from Lindsey and Andy Zielinski. They would like to widen their driveway. The only concern was the expansion to right side of the driveway that is the utility easement. Linda stated she has spoken to Andy regarding this issue. After discussion, a motion was made by Linda and seconded by Liz for the approval of the driveway expansion. The motion was voted unanimous, 3-0.
 - The fourth request is from Juan and Irma Quiroz. They would like to place a privacy fence across the back of the property that looks into the recreational complex. They would like privacy as they are swimming in their pool. The board had done a walk through of the site. After discussion, a motion was made by Linda and seconded by Liz for the approval of the installation of the privacy fence. The motion was voted unanimous, 3-0.
 - The last request was from Linda and Don Sgallata. Linda abstained from the vote. They are requesting permission to enclose the front porch. After discussion, a motion was made by Liz and seconded by Lincoln that the board approve the enclosure of the front porch. The motion was voted unanimous, 2-0.

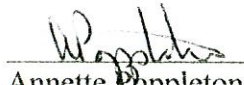
- There was discussion of the next step on those homes that were still in violation after the attorney had sent them the first notice of violation. Of the original 102 homes found in violation, only eight still remain. After discussion, a motion was made by Lincoln and seconded by Linda that we speak with the attorney on the next steps in the process. The motion was voted unanimous, 3-0.
- 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 9:00 pm.

9/23/09
Date/Board Approved Minutes


Linda Sgallata, President


Liz Perez, Treasurer

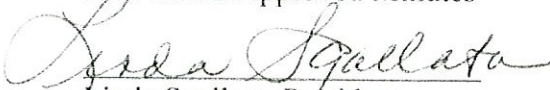

Lincoln Braham, Vice-President


Annette Poppleton, Secretary

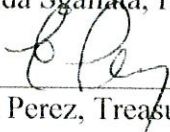
- As began at the last Annual Meeting, our By-Laws should have been updated when Greater Construction completed the community. Information needs to be revised. Please take a moment and complete your ballot by the September 1, 2009 deadline. Linda addressed the question of Amendment 5. The board as stated 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



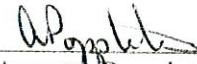
Linda Sgallata, President



Liz Perez, Treasurer



Lincoln Braham, Vice-President



Annette Poppleton, Secretary