



Indian Point Homeowners Association, Inc
Membership Meeting
Thursday, October 1, 2009

- Linda Sgallata, President, welcomed all in attendance and called the meeting to order at 7:20 pm.
- Linda informed the members that due to economic conditions our community is seeing more foreclosures. Currently, we are averaging 5 to 7 per week. The good side is that at the foreclosure sales at the courthouse several homes are selling due to the lower prices. Several of these new homeowners are contacting HOA and are interested in maintaining and complying with the deed restrictions. They are also joining HOA. She also stated that she has been working with the real estate and title companies to make sure that all new buyers receive a copy of the deed restrictions at closing, as required by law. We do know that several owners have not received them in the past but we are trying to educate all homeowners of the community requirements.
- Linda stated that as the members are aware, an attorney was hired to assist with the violators of the deed restrictions that refused to comply. Several of those folks, upon receiving the attorney letter, stated "not me". Lincoln had photographed the violations so there was no denying the violation. This naturally cost in attorney fees, but it was well worth it since we had over 100 violations at the start of the process and now only about six remain. We are looking into the next steps.
- Treasurer, Liz Perez presented her Treasure's Report. Since our last meeting in August, we began August with \$4,164.50, after receipts of membership dues and expenses we currently have a balance of \$2,159.12. The majority of the expense was the \$2,171.25 we had to pay back on our attorney retainer. Liz stated that all copies of her report are on the website. Linda stated that also the minutes from all meetings are also on the website. Just click on the tab and look for the date of the meeting and report.
- Linda stated that due to a family emergency Lincoln was unable to attend. But she has his report. Lincoln has held meetings with his Community Watch team. He stated that he would like more residents to get involved and join the Community Watch team. He is also looking for assistance from his team and the residents, as he is looking for a co-chairman. This person would be able to attend and chair the meetings when he was not available. They would also help him with various items for the community. If you are interested please contact Lincoln.

- Linda stated that to tie into Community Watch, there would be a “Lights On Crime” event on October 15, 2009. Linda stated that this is similar to the national campaign against crime. All homeowners are asked to turn on their front lights that evening to stand up against crime in the community. Also, they are planning a community walk that evening. If you are interested in walking, please meet at the parking lot of the recreational complex at 7 pm.
- 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. We have started to receive 2010 membership renewals. 2010 IPHOA membership information is being distributed within the next week. Homeowners asked that we send out the information prior to the holiday season and all the craziness that results. Linda reminded everyone that they must pay their 2010 dues by January 1, 2010, in order to participate in the Annual Meeting in January.
- There will be a community wide garage sale on Saturday, October 24, 2009. Any homeowner that is interested in participating should place their items on their driveway. Also, the Osceola County Fire Rescue Explorers will be doing a car wash at the Recreational Complex. These future firefighters and EMT’s must pay their own costs for training and supplies.
- 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.
- Linda stated that Code Enforcement is working hard in the community with violators. The hard part is the non-resident or foreclosure homes. Due to the legal process it takes time. But they continue to support the community.
- Linda stated that the board is addressing the issues of the resident ATVing at the Dakota Point retention area. Several residents have complained about the destruction of the area. It took us 15 years to finally clear up the drainage and mosquito problem caused in this area. Several of our mature residents, hand dug the area to clean up the trash and correct the drainage flow. The county further assisted with manpower and machinery to finally correct the situation. This resident refers to it as “only dirt” does not realize or want to realize the damage he is doing. This is an ecological area, no trespassing means no trespassing. Linda stated the county commissioner, county manager, law enforcement and state and county are involved. This resident will be required to pay for damages.
- Linda stated that the board has appreciated all the work several of our residents have done to support the community. We cannot fully thank those who volunteer their time to for the betterment of the community. The board had planned something special this evening, but due to the fact Lincoln was not present the board will delay that to the next meeting. Liz and Linda did ask those volunteers to stand as their names were called to be recognized for their support of the community.

- Our next meeting is Thursday, December 3, 2009 here at the firehouse at 7 pm.
- With no further business the meeting was adjourned at 9:10 pm.

10/29/09

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