

Indian Point

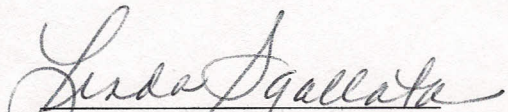
**Indian Point Homeowners Association
Membership Meeting
Thursday, February 10, 2011**

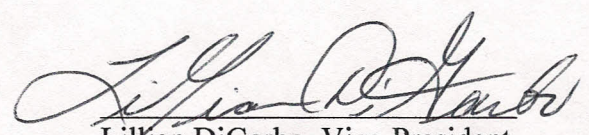
- President Linda Sgallata welcomed everyone present and called the membership meeting of the Indian Point Homeowners Association to order at 7:10 PM.
- Linda stated that unfortunately the planned presentation by Matthew Vespi, Manager, Osceola County Office of Management and Budget on the proposed changes to our 2011 tax bill is postponed due to a conflict. The MSTU assessment appears on our annual tax statement. The conversion to an MSBU, as proposed, will see the line item move from the top of our tax bill to the bottom as a Non-Variable Assessment. The funds raised by this assessment are used to cover the expense of the streetlights throughout our community, and the aquatic and mosquito maintenance of the retention ponds. Since 1994 funds to cover these costs have been collected, also before they left the community, Greater Construction deposited a large sum of funding that they were required to pay. The assessment for years has been extremely low since there was a large balance. Over the years the balance has been allowed to deplete. Thus going forward all homeowners will see an increase in the MSBU assessment. More information will be shared as further decisions are made.
- Treasurer Liz Perez presented her report. We had started the year with a balance of \$9,673.93. We had additional deposits and expenses; we now have a balance of \$11,638.93 in our account. She also stated that within the last week we had received additional deposits that will be reported at our next meeting.
- The board then presented the 2011 Indian Point Homeowners Association budget. As members can see our major expense is for legal costs to address the violations of the Deed Restrictions. Several members voiced their concerns with the issue of the parking. Not only does this look unsightly but also it destroys the property and decreases property values. Linda stated that the attorney sent out over three dozen notices of violation in the past week. The attorney is looking into the next steps for those that continue to violate the Deed Restrictions. Linda stated that she continues to work on the Indian Point Community Ordinance. We were hoping to have it finalized before the year ended, but due to the high rate of foreclosures, signatures had to be voided, as they are no longer homeowners. She continues to ask homeowners for their support and it is her mission to see the ordinance before the Osceola County Commissioners as soon as possible.

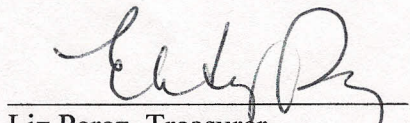
- Linda shared that there have been questions regarding issues with the Bass Road Landfill. To enable our residents to get all the information and have their questions and concerns addressed there will be a special meeting held. Representatives from the county will be there. The Indian Point Homeowners Association will be hosting the special meeting on Saturday, February 26, 2011, here at the firehouse at 10 AM. All residents are invited to attend.
- The community wide Garage Sale will be held on Saturday, March 12, 2011, from 10 AM until 2 PM. The event will again be advertised in the Orlando Sentinel and on their Garage Sale website. Anyone interested in participating should place the items in their driveway during this time period.
- Our next Membership Meeting is Saturday, April 9 2011 at 10 am at the firehouse.
- With no further business, the meeting was adjourned at 8:20 PM.

3/26/11

Date Board Approved Minutes


Linda Sgallata, President


Lillian DiGarbo, Vice-President


Liz Perez, Treasurer