

Eagle Dunes Homeowners Association Association, Inc.
C/o Leland Management, Inc.
8009 S. Orange Avenue
Orlando, Florida 32809
Telephone: 407-781-1181 Fax: 407-781-1298
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Meeting Notes

The annual meeting was held on March 20, 2007 at the Hampton Inn, 19700 U.S. Highway 441, Mount Dora, Florida at 6:30 p.m.

The meeting was called to order at 6:30 p.m. by board President, Tom Hagood. One other director was present, Dottie Grenier. Kent Taylor, LCAM, was present representing Leland Management, Inc.

A quorum of members was not present at the meeting. As a result the meeting was considered a community communication meeting.

The meeting minutes from the meeting of last annual meeting were waived since that meeting did not constitute a quorum either and after a quick review by Kent Taylor, were determined to have little substance to current events.

There was general discussion on the following topics among the group:

1. A need for a neighborhood watch committee. A sign up sheet was passed around for interested homeowners to volunteer. Eighteen people signed up. Shelly Drake agreed to chair the committee and obtain the materials necessary to organize and run future meetings.
2. Considerable discussion took place over gate access, hours of operation, damage due to drive-around, and remotes not working as well as the number "9" on some resident phones not working to let quest in. A gate committee was set up to review issues within the community and to prepare recommendations to the board for improvements. Craig Henderson volunteered to be the committee chairperson.
3. Homeowners expressed an interest in being more involved in helping to prepare the 2008 HOA budget. A Finance and Budget Committee was recommended and Bob Stewart agreed to be the committee chairperson.
4. There was a request of homeowners to provide more notice, such as 21 days for future meetings of either the Board or Membership to give homeowners more time to arrange to attend.
5. Residents were encouraged to provide input to Missy Broker or Lynette Scarfano for the quarterly community newsletter on relevant community events.
6. Kent Taylor explained the type of violation notices and enforcement that was in process on homes with severe lawn maintenance issues.

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7. Discussions on teenage vandalism were discussed and it was suggested that in cases that require civil involvement that homeowners call the county sheriff to file a police report. Once the block captains for the neighborhood watch program are set up, this will be another avenue homeowners can use to communicate these issues.

They're being no further business; the meeting was adjourned at 8:25 p.m.

Minutes prepared by Kent Taylor, LCAM, May 2, 2007