

EAGLE DUNES HOMEOWNERS ASSOCIATION, INC.

c/o Leland Management, Inc.
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COMMUNITY UPDATE - JULY 2007

Prepared by: Kent Taylor, Community Association Manager

Item Number	Activity/Project	Status
1.0	Modify town home insurance to allow homeowners to purchase their own property insurance	Completed March 2007
2.0	Work with builders to obtain 2006 assessments not paid	Completed March 2007, all unpaid 2006 builder assessments paid.
3.0	Work with builders to insure 2007 assessments are paid	Completed March 2007, assessments paid and many prepaid in advance for the first six months of 2007.
4.0	Collection of unpaid homeowner assessments	Collection notices sent monthly, plus penalties and interest. Intent to lien notices and or foreclosure process started as appropriate.
5.0	Renew and re-negotiate termite bond for town homes and amenity center for payment by the HOA.	Completed June 2007, Agreement with Apex Pest Control signed and in effect. Renews January 2008.
6.0	Re-negotiate the HOA common property / liability insurance to reduce insurance premium and include windstorm coverage.	Completed June 2007, new policy in effect June 19, 2007.
7.0	Work with Lake County School Board to insure school buses will continue to pick-up and drop off in the community for the 2007 - 2008 school year.	Completed June 2007, school board request to have gates open during pick-up and drop-off times on week days will be implemented the beginning of the fall school year.
8.0	Resolve entry gate issue with "9" access code.	Completed April 2007
9.0	Remove 21 diseased palms at amenity center pool area	Completed June 2007

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10.0	Re-negotiate town home landscape contract to reduce monthly cost per unit for the HOA.	Completed March 2007
11.0	Finalize the amendment to the HOA landscape agreement for Phase IV common areas.	Completed June 2007
12.0	Enhance landscape around the Marbella resident gate to limit the ability of vehicle traffic to drive around the gate.	Quotes obtained for shrubs and rock installation, golf course management approval for use of some area adjoining gate to install shrubs. Installation to be scheduled during 3rd quarter 2007.
13.0	Identify and prioritize broken or cracked sidewalks to determine extent of repair required.	Obtaining volunteer homeowners to help identify side walk issues in each phase. Once a list is prepared the HOA will determine areas where builders may be responsible vs. HOA and work to resolve them as funds are available. This project is not budgeted and no fixed time line has been prepared to complete.
14.0	Include a sign on the Marbella resident only entrance gate arm to identify it as "resident only" gate.	Not started
15.0	Change construction entrance and post signs for all entrances to direct traffic to the Cardinal Road - Phase IV entrance.	Completed June 2007
16.0	Install traffic signs in the community to indicate a speed limit and warning drivers of kids at play.	Not started, board has approved in principal. Signs need to be designed and estimates received for cost prior to final board approval.

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17.0	Obtain bids for alternative cleaning service for amenity center buildings and cabana restrooms to improve service and quality of cleaning performed weekly.	Not started
18.0	Continue to define alternative solutions as the state statutes and governing documents permit to enforce covenants regarding violations regarding property maintenance.	Regular violation notices being sent to homeowners in violation of covenants. Several homeowner situations have been identified for possible legal action pending Board approval.
19.0	Board Meeting to review and approve 2008 HOA Budget and Assessment. <i>(By Florida State Statute, homeowners will be notified in writing 14 days in advance of this meeting).</i>	Budget Committee meeting of volunteers will be solicited to determine if any homeowners are interested in assisting in the preparation of the 2008 budget. Target date to have the 2008 budget completed for Board approval prior to October 31, 2007.
20.0	Annual Membership Meeting	Next meeting targeted for first quarter 2008, date, time and location to be announced.
21.0	Assist with the formation of homeowner volunteer committees for Neighborhood Watch, Gate Committee, and Budget Committee.	Neighborhood Watch Committee chair held first neighborhood meeting. Other committee chairs will be contacted to determine how assistance can be provided to get these committees formed and functioning during the 3rd quarter of 2007.

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