

EAGLES MASTER ASSOCIATION, INC.

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MINUTES OF THE ANNUAL MEMBERSHIP MEETING

HELD February 5, 2007, @ THE BAYANIHAN ART CENTER, 14301 NINE EAGLES DRIVE
@ 7:00pm

Call To Order

The Meeting was called to order by President Bruce Derby at 7:05pm

Bruce Derby introduced guest speaker Deputy Jason Napoli who provided information on Neighborhood Watch Program:-

Meeting required once or twice per year, cost is 25c per interested resident per year to pay essentially for signage, sign up onto County database takes about 10mins and there are currently 240 Neighborhood Watch Groups. Public website has sample phone chain – www.hcso.tampa.fl.us. Currently sheriff manpower is 1/1000 so the neighborhood watch programs are encouraged.

After Deputy Napoli answered questions from the floor Bruce introduced Tammy McCauley of Suncoast paving to answer questions relative to the upcoming repaving project for Nine Eagles Drive.

Quorum

A quorum of 30% of the membership was established as follows:- 1122 homes closed as at meeting.

Members present in person:- 33

Members present by proxy :- 120

Augusta Developer proxy :- 106

Golf Club proxy :- 200

TOTAL 459

Proof of Notice

Notice of the Meeting was affirmed as delivered in accordance with the ByLaws via first class mail to each owner on record (sent with Repaving Project information) 14 days in advance of the meeting.

Approval of Previous Membership Meeting Minutes

The Minutes of the previous membership meeting were read by Bruce Derby.

By motion Dick Richards/second by Jimmy Stewart to approve the Minutes of the Special Membership Meeting held October 17, 2006, as read...carried unanimously.

Treasurer's Report

Presented by Dave Walsh:- see attached

Financials as at 12/31/06 reflects

Cash \$48,316.38;

Prepaid Maintenance dues: \$79,327.72;

Reserves \$257,695.43

Expenses to Budget \$190,368.71 / \$185,310.00 (bulk of insurance is paid which renders this line item at this time \$10K over budget)

Delinquencies: \$9,825.66

By motion Dick Richards/second by Jimmy Stewart to approve the Treasurer's Report as presented

Presidents Report

Bruce Derby provided updates as follows:-

- a) removal of back gate port-o-let and modifying guardhouse to accommodate bathroom;
- b) installation of fence to secure/act as deterrent on the south-east perimeter;
- c) installation of the 2nd parking bay at the front guardhouse;
- d) numerous drainage improvements in preparation of the paving project and to promote drainage at the Eagles;
- e) landscape modifications;
- f) projects in the pipeline: extending irrigation system, repair brick paved area & Canterbury sidewalk access at their South entrance;
- g) Cell tower revenues from golf club being pursued legally – both new and former owners of golf club are named in suit;
- h) Bruce thanked the Beautification Committee for keeping Nine Eagles clean; the Hearing Committee for volunteering; the volunteers who assisted with sign-in and the Directors and Officers for their time and input.

Amendment Vote

The vote tally in respect of the ByLaw Amendment proposed to the membership to amend the month for the Annual Meeting from October to February successfully passed as follows:-

Affirmative votes received from homeowners: 133 (present & by proxy)

Affirmative vote received from the Golf Club : 200

Affirmative votes received from undeveloped lots in Augusta : 106

51% affirmative vote by those present or by proxy at a quorum established meeting of the members is required and we received 439 of 459 present in person or by proxy.

The Amendment therefore passed.

Starling Drive Election Results

By majority vote received from Starling Drive Members, specifically 4 of 5, James (Jim) Zimmerman was elected and welcomed as the new representative Eagles Master Director for Starling Drive.

Homeowner Questions & Comments

- a) Cell Tower contributions;
- b) Complaint re Security by one homeowner received but praise for their work also received;
- c) After 8pm call to Security advising of visitors needs revisiting;
- d) Speed limits are unreasonable – should be 25mph

There being no further business to discuss the meeting was duly adjourned (motion by Dick Richards/second by Rob Caliri) at 8:50pm

Meeting Minutes prepared by Adrienne Sundheim & Leigh Slement