

EAGLES MASTER ASSOCIATION, INC.

2595 Tampa Road, Suite H.

Palm Harbor, FL34684

TEL: (727) 771-7753

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MINUTES OF THE MEMBERSHIP MEETING

HELD October 11, 2004, AT 6:30PM AT EAGLES GOLF CLUB

During Sign-in the new Golf Course Ownership was introduced and made a presentation to those present on the Land Use Public Hearing re-zoning and development intended.

Homeowners Present in Person: 100

Homeowners Present by Proxy :101

Officers & Directors Present:

Teddy Lambos, Mark Clements, Adrienne Sundheim, Bruce Derby, Dave Walsh, Rob Minisci, Jelena Mulin, Dick Richards & Doug DeWolfe.

Bill Lambos, & Mike deRose, absent with explanation and apologies

The Meeting was called to order by Teddy Lambos at 7:30PM and a quorum of 30% was established (1090 member closings + 200 golf club = 1290 x 30% = 387 requirement; actual = 201members + 200 golf club)

It is minuted that the above method of establishing a quorum was challenged by a member present.

A motion was made by Adrienne Sundheim/seconded by Teddy Lambos to approve the minutes of the last membership meeting held October 2003, as read by Property Manager Leigh Slement... carried unopposed.

Treasurers Report – Dave Walsh

Financials as at September 30, 2004: Cash \$64,576.30; Reserves \$51,765.41 and expenses to budget year end: \$714,891.28 / \$726,000.00. The \$6,211.60 overage eliminated prior year deficit of \$6,190.01 and the year finished with a positive net worth of \$21.59. The Board revised the budget at mid-year and met projections (reducing security services and capital landscaping) to produce this result as the over estimated income and increase in insurance gave assurance of a deficit year. During the past fiscal year \$51,000 was also reserve funded and repaving would be affordable:-

2004/05 year : one mile (to Turnberry) including striping

2005/06 year : to T-Junction with Nine Eagles Entry Drive including striping.

Income as far as the cell tower was questioned:- Mark Clements reported that 4 co-locators are possible and funds from T-Mobile is \$1,400/m. The tower is not activated yet as T-Mobile is waiting on Verizon to install a T-1. T-Mobile had taken the flag down during the storms – Turnberry may have a problem with a lighted flag 150' high and St. Andrews voted in favor of the flag pole on condition that it was not lighted. Protocol demands it be lit if left up and security personnel declined responsibility to take it down. After discussion Mark advised that T-Mobile would be contacted to bring the flag back and protocol would be adhered to.

By motion Adrienne Sundheim/seconded by Teddy Lambos to accept the Treasurer's Report with thanks for commendable work....carried unopposed.

Amendments

Leigh & Bruce explained the proposed amendments to the ByLaws and Articles which were not yet ready from the attorney. The Developer wanted each village represented on the Board with a total of 7 Village Directors and 2 Developer Directors. Some smaller villages would have to be combined to achieve a total of nine Directors.

By motion Mark Clements/second by Rob Minisci to hold over this Board until an election meeting is scheduled no later than January 31, 2005...carried unanimous.

Other Turnover related items were discussed:-

A number of parcels owned by the Developer namely lakes, right-of-ways and landscaped areas, which are not intended for development to be transferred to the Master Association, and rendered valueless (tax exempt). Mark Clements advised that since he was working closely with King Engineering he would be able to get some cooperation from them regarding this.

Landscaping Committee Report – Bruce Derby

Luke Bros has been replaced by Raymow as landscaping maintenance company.

Projects the committee is working on:-

- a) utility boxes along Nine Eagles Drive to be disguised with Florida friendly drought tolerant plantings keeping in theme with the existing natural setting;
- b) another fountain across the street from existing fountain; and
- c) white posts and chain for other side of entry road to the main guard house;

Security Report

Duty during storm threats was relayed

Newsletter

By motion Dick Richards/seconded by Bruce Derby to consider bids from outside companies for a community newsletter...carried unanimously

Homeowner Input included:

- a) TECO response during storm and concern of lift stations;
- b) Sewerage spill at corner of Eastbourn & Muirfield;
- c) Loan to repave Nine Eagles Drive instead of half and half;
- d) All Minutes to be posted on website;
- e) Another attempt to amend the pickup truck parking restriction
- f) 3-way stop at Kingsmill & Nine Eagles Drive

The meeting was duly adjourned at 9:45pm

Minutes prepared by Leigh Slement

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MINUTES OF THE BOARD MEETING CONVENED AFTER THE ANNUAL MEETING HELD October 11, 2004, AT EAGLES GOLF CLUB

Officers & Directors Present:

Mark Clements, Adrienne Sundheim, Bruce Derby, Dave Walsh, Rob Minisci, Jelena Mulin, Doug deWolfe and Dick Richards.

The Meeting was reconvened at 9:55PM

By motion Adrienne Sundheim/seconded by Rob Minisci to approve the Minutes with reading waived of the Budget Meeting held July 12, 2004...carried unopposed

1. Contract Acceptance

By motion Adrienne Sundheim/second by Bruce Derby unopposed to award Provident Security the Security Contract as follows and already in effect:-

336 hours per week (was 344 – 8 hrs Fri + Sat extra guards at front gate) + 64 hours roving patrol (was 88 – Sat + Sun roving 6am-6pm = 24 hrs)

+ 8 hours radar

@ increased rate of \$12.08/hr (25c/hr increase) effective October 1, 2004.

A letter from Provident agrees:

1. Provident will not schedule personnel to work 16 hour shifts and if a 16-hour shift is worked, The Eagles will not be charged for hours 13-16;
2. Should The Eagles request that we remove an employee from assignment to The Eagles, for any reason other than one prohibited by law, we will do so.

By motion Adrienne Sundheim/second by Bruce Derby unopposed to accept Bruce

Carman's Agreement effective October 1, 2004 to work 25 hours per week Monday through Friday 9am – 2pm – Bruce has worked these hours since October 5, 2004.

Bruce is willing to work extra hours if requested and or to increase his hours if the need arises.

Dave Walsh recommended a representative of the Board write a letter to Bruce that his agreement is accepted with thanks.

By motion Adrienne Sundheim/second Bruce Derby unopposed to award Diane Perry an increase of \$1/hour effective October 1, 2004. Mark Clements advised he will ensure that the increase is paid.

By motion Dick Richards/second by Rob Minisci unopposed to award Raymow Enterprises the Landscaping Contract as follows and already in effect (commenced Sept 1):-

Monthly price \$6,120.50 / Annual price \$73,446.00

Inclusive of mow, edge, trim and blow;

Detail; pest control; turf & shrub fertilization; annuals and mulch

By motion Adrienne sundheim/second by Dave Walsh unopposed to engage Page Woolley & Company to conduct annual review of the financial statements of the EMA for the 12 months ended September 30, 2004 at a cost of \$3,000 plus out-of-pocket costs. (Budgeted \$3,200)

By motion Dick Richards/second Bruce Derby unopposed to retain the services of The Property Group at budgeted amount of \$3.15 per door/month + Office Expenses incurred as budgeted effective October 1, 2004..

Insurance

Liability and Property insurance is out for bid and estimates are as follows:
Total Insurance without terrorism = \$20,344.33 against a budget of \$20,500
The Directors & Officers was renewed during September as fell due 09/12/04 at premium of \$2,732.00 (last year \$2,484.00)

By motion Adrienne Sundheim/second by Dick Richards and carried unopposed to consider Grand Oak Islands' request to be included in next year's coverage.

Committee Reports

Architectural Committee

Dick Richards was duly appointed to the Architectural Committee

Enforcement

By motion Bruce Derby/seconded by Rob Minisci that legal matters, except for collections, which have not already incurred an investment be reviewed by another attorney.

After discussion it was resolved unanimously by vote of the Board to amend a previous motion (made by Dave Walsh/seconded by Mark Clements) relative to specific enforcement items as follows:

To postpone for alternative legal advice items a) the initiation of legal proceedings against 2 habitual pick up truck violators; and b) the enforcement of storage containers/sheds within a screen enclosure.

To continue enforcing the speed limit with radar equipment using Security Personnel but another attorney's advice re handling be sought; and

To postpone a motion regulating political signage.

The Eagles Master Association must enforce the maintenance of roof cleaning which is not being enforced in Prestwick Village.

Royal Troon Verizon Pad & Storm Leniency postponed for next meeting

Date of next meeting: to be determined

The meeting duly adjourned at 10:50pm

Minutes prepared by Leigh Slement