

**ST. ANDREWS AT THE EAGLE'S HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEETING JANUARY 22, 2007**

CALL TO ORDER: The meeting was called to order at 7:00PM by Adrienne Sundheim

ROLL CALL OF DIRECTORS: Director's present were Adrienne Sundheim, Bob Nash, Jimmy Stewart, Paul Frappollo

PROOF OF NOTICE:

All homeowners of record were furnished first class mail notice of this annual meeting on December 22, 2006.

CERTIFICATION OF PROXIES:

There were 157 proxies submitted prior to the convening of the annual meeting. One proxy was presented at the meeting for a total of 158. A quorum was established (minimum of 81 homes - 30% of 269 total homes).

APPROVAL OF MINUTES:

The minutes of the prior two annual meetings (February 16, 2005 and January 23, 2006) were approved unanimously.

Motion: Jimmy Stewart Second: Paul Frappollo PASSED

TREASURER'S REPORT:

The annual budget for 2006 was explained and summarized by the treasurer, Jimmy Stewart. The report was encouraging with a positive year end balance of \$680.47 and only 2 homes delinquent on dues.

PRESIDENT'S REPORT:

Adrienne Sundheim announced that the repaving of Nine Eagles Drive will be done February 27th through March 2, 2007. Each resident will receive a mailing with the details of the paving schedule. Paul Frappollo was recognized and honored for his receiving the Napier Good Neighbor County Award. Our appreciation goes to Paul for the honor he brings to our community as well as the \$2000 monetary award which he has pledged to use for community improvement. The Eagle's neighborhood annual garage sale will be held on April 21, 2007. The Goodwill truck will be present to accept donations of unsold goods after the garage sale is finished.. The EMA annual meeting will be held February 5th at the Bayanihan on Nine Eagle's Drive. Reclaimed water service interruption will occur this week. Finally Creative Mailbox is offering a special price of \$288.90 through the end of January for their approve white Mailbox/post.

AMENDMENT REVIEW:

The final tally of 157 proxies received prior to the HOA annual meeting and 1 presented at the meeting met the required minimum of 138 positive votes for 7 of the 8 proposed amendments. The amendments passed are 1, 2, 3, 5, 6, 7, 8. The Board of Directors agreed unanimously to suspend this HOA meeting until March 12, 2007 to poll the

residents who did not submit proxies for their vote concerning amendment #4. There was brief discussion from the floor concerning the amendments before final certification.

Motion: Bob Nash Second: Paul Frappollo PASSED

NOMINATING COMMITTEE:

The chairman of the Nominating Committee, Anita Babcock, presented the only three nominees to fill the three vacant positions for the Board of Directors for the next terms. There were no additional names submitted from the floor. The 3 nominees: Adrienne Sundheim, Jimmy Stewart, and Paul Frappollo were voted affirmative by acclamation with no dissenting votes from the floor. A motion was made to accept these 3 nominees for the St. Andrews Board of Directors for the next terms (2 for 3 year terms and 1 -2year term to be voted on at the next BOD meeting).

Motion: Bob Nash Second: Lynn Frappollo PASSED

OPEN DISCUSSION:

The following questions and discussion occurred from the homeowners present.

Ed Gowski - House and lawns in disrepair - Leigh Slement (Property Manager) said offenders have been notified and turned over to the attorney in many cases.

Speeding, especially on Muirfield - what can the Board do to help in this situation? Possible solutions suggested were more signage, revisit speed table installation, and consider re-stripping at intersections and stop signs. Also, special angled stripes on neighborhood streets to slow traffic.

Anita Babcock - People are walking on the street instead of sidewalks. The Board suggested notifying residents in the newsletter to use the sidewalks and not obstruct sidewalks with vehicles, vegetation, toys, etc.

Anita would like us to more trees in common areas and lawns.

Debbie Nash - When will lake plants be planted? Leigh S. said as weather permits, most likely in March 2007.

THE MEETING WAS SUSPENDED AND ADJOURNED at 8:05PM (to be reconvened on March 12, 2007).

Motion: Bob Nash Second: Paul Frappollo

ST. ANDREWS AT THE EAGLES HOMEOWNERS ASSOCIATION, INC.
MINUTES OF
RECONVENED ANNUAL MEETING MARCH 12, 2007
HELD AT THE PROPERTY GROUP @ 7:00PM

The President, Paul Frappollo, reconvened the meeting @ 7:00pm

Quorum was established at the originally called meeting held January 22, 2007.

Members present at the Reconvened Meeting: Board Members: Paul Frappollo, Jimmy Stewart, Adrienne Sundheim & Dave Roeske.

Members : 1 (Kevin Broce)

Also present : Leigh Slement of The Property Group

Notice of reconvened meeting was provided to all homeowners on record via the Soaring Eagles mailed to each homeowner and more recently the notice board posting and the St. Andrews newsletter

By motion Adrienne Sundheim/second Jimmy Stewart to approve the Minutes of the originally called Membership Meeting held January 22, 2007...carried unopposed

Purpose of Reconvening the Annual Meeting

The purpose for reconvening the Annual Meeting was to obtain more votes on the proposed amendments. This was accomplished and the results as at March 12, 2007 revealed that all the proposed amendments passed in accordance with the governing documents which requires affirmative vote of 51% of the membership, specifically 138 AFFIRMATIVE VOTES TO PASS

7 of the 8 proposed amendments passed as at January 22 and have already been recorded... the meeting was reconvened for the purpose of pursuing Vote #4. Appended below are the totals of each vote :-

	YES	NO
Vote #1 : re convicted sexual predators or felons		
As at Jan 22	146	11
As at Mar 12	161	12
Vote #2 : re buildings/improvements rented separately		
As at Jan 22	150	7
As at Mar 12	166	7
Vote #3 : re renting rooms or as a boarding house, hotel, motel etc		
As at Jan 22	151	6
As at Mar 12	168	6
Vote #4 : re limiting # of homes to be rented/leased		
As at Jan 22	122	36

As at Mar 12	141	37
Vote #5 : re restricting the rental/leased period to not less than 1 year		
As at Jan 22	138	20
As at Mar 12	152	22
Vote #6 : re lawn/pool contract requirement for rented/leased units		
As at Jan 22	141	16
As at Mar 12	156	17
Vote #7 : re rented/leased units acknowledging covenants		
As at Jan 22	152	5
As at Mar 12	168	5
Vote #8 : re landlord/tenant relationship between Assoc & lessee / tenant		
As at Jan 22	145	12
As at Mar 12	161	12

Paperwork to execute the recording of Vote #4 was signed at the meeting.

There being no further business to attend to the Annual Meeting was duly motioned to adjourn by Adrienne Sundheim/second by Dave Roeske at 7:21pm

Minutes prepared by Leigh Slement