

An Early History
of



By Bob Whitman
March 2011

Part 1 - The Beginnings

Everyone knows that George Washington was the first president of the United States, but who was the first president of the Eagle's Landing Homeowners Association? How did this organization come to be? To get the answers to these questions and many others, I first searched the files in the pool house storeroom. The earliest records I found there were from December, 1985. I knew that the earliest residents came in 1981. What happened in between? Further searching led me to a few helpful documents elsewhere, but still no information about any homeowners association.

Next I talked to several of the earliest residents whose whereabouts I knew. Each of them was informed in advance of the kind of information I needed to write a brief, but accurate story. After a few days, I met with these people--two or three at a time. They were anxious to help and provided much information, but some of it was conflicting and some, I discovered later, actually occurred in 1984 or 1985.

The following, I believe, is a fairly accurate history of the first fifteen years of Eagle's Landing.

On August 28, 1979 KRC Development Company filed a plat with Brevard County establishing the outer boundaries of Eagle's Landing at Suntree. It also platted the individual lots of the first fourteen units, 901 through 927 Osprey Drive. On the 23rd of November, 1979, KRC

filed the Articles of Incorporation of Eagle's Landing at Suntree Association naming three directors, William Knapp, Sharon Knapp and John Kabbord. It also defined two classes of voting membership. Class "A" was unit owners with one vote per unit. Class "B" was the declarants (developers) with three votes per unit. It also named William Knapp as temporary president. On the same day they filed the By-Laws of the Association, and on November 30th they filed the Declaration of Restrictions, Covenants and Conditions*. These three documents fully established the formation of Eagle's Landing at Suntree Association.

The very first residents were Bert and Dory Smith, who moved into 919 in January of 1981, followed by Al and Claire Rasso, who took possession of 907 in late January of that year. Jim and Marilyn Schact and John and Donna Modrak moved into 905 and 911 respectively, about the same time.

By the end of 1981, units 915, 917, 921, 925 and 927 were occupied. When Ray and Bev Alfred moved into 927, no one was living beyond them to the West.

On June 19, 1980 KRC filed the plats for units 102 through 112 Osprey Court and 929 through 953 Osprey Drive. They constructed the ten units on Osprey Court, but did not build the last of the plated units, 947 through 953. When Bob and Coila Moeller moved into 943 in the spring of 1983, their unit was the last to have been built. Only the slab had been poured for the next

unit when KRC declared bankruptcy.

*Note: Roof maintenance was listed in the Covenants as the responsibility of the Association.



Eagle's Landing at Suntree, July 24, 1982. Wickham Road at bottom, 14th fairway across the center of picture.



Bob Buckley in front of the home of Al & Claire Rasso. The Buckley's had contracted for a similar unit to be constructed at 931.

Part 2 - A New Developer

As Part 1 of the history ended, the original developer of Eagle's Landing, KRC, had completed construction of units 929 through 943 Osprey Drive. Only the slab of the next building had been poured. KRC declared bankruptcy and sold all of the undeveloped land within Eagle's Landing to Suntree Development Company, a subsidiary of the Fairfield Company, which was the developer of Suntree Country Club.

Suntree Development assumed control of Eagle's Landing at Suntree Homeowners Association by appointing two of the three members of the Board of Directors. I do not know just when this occurred, but Merle Banaszak remembers that he was the Vice-President, John Modrak was President and Bert Smith was Secretary/Treasurer.* Ray Alfred later confirmed this. John Modrak was a Director, having been elected to that position by the membership when at least 27 homes had been sold, fulfilling the requirements of the original Articles of Incorporation. This probably occurred in late 1982 or early 1983.

*Note: I could find nothing to indicate that John Modrak was President at that time. Because he was a member of the Board of Directors, he held the highest position of any homeowner and could very well have been thought of as President by other homeowners

In early August of 1983, Suntree Development filed a plat for units 955 through 979 Osprey Drive and units 1060 through 1066. Construction resumed quickly. In that same year, the swimming pool was built with a small building containing two restrooms, showers, a storage room and a covered patio. Also, work was started on a stucco wall along Wickham Road west of Golden Eagle Court.

On January 13, 1986 a notice of an Annual Meeting to be held in the Cabana Room of the Suntree Country Club was sent out to all members of the Association. It stated that "the purpose of the meeting is to elect Directors, a Corresponding Secretary and a Treasurer of the Association who will serve during the Fiscal Year 1986-1987". The letter also listed the current officers and committee chairmen:

- Director - John Modrak
- Treasurer - Don Bass
- Corresponding Secretary - Merle Banaszak
- Pest Control - Al Rasso
- Lighting - Al Simonaitis
- Landscaping, Rules & Regulations - Hank Sylvia
- Legal and Insurance - Bert Smith
- Painting & Construction - Bob Moeller

On March 3rd a report of the Annual Meeting was issued by John Modrak. At the beginning of the meeting, Suntree Development transferred their two director positions to the Association. Nominations for officers/directors were made from the floor. The following members were nominated and elected.

- Director, President - John Modrak
- Director, Vice President - John Wallace
- Director, Treasurer/ Secretary - Daryl Dixon

This report also listed some major projects to be undertaken by the new Board of Directors, including:

1. Beautification of the entrance, etc.
2. Creating a lake out of a marsh area east of Osprey Court.

Oops! On March 4th a letter signed by John Modrak, Director, was sent to all homeowners explaining that the elections made at the February 26th meeting were illegal because they were made by a show-of-hands instead of by a secret written ballot, as specified in the By-Laws of the Association. Therefore, a special meeting was held on March 26, 1986 to elect a Board of Directors and officers to serve for one year. The letter also reported that Cindy Bass had agreed to run for office in addition to John Wallace and Daryl Dixon. At that meeting all three were nominated and elected:

- President - Cindy Bass
- Vice President - John Wallace
- Treasurer/Secretary - Daryl Dixon

The Eagle's Landing at Suntree Association was completely in the hands of the homeowners for the first time.

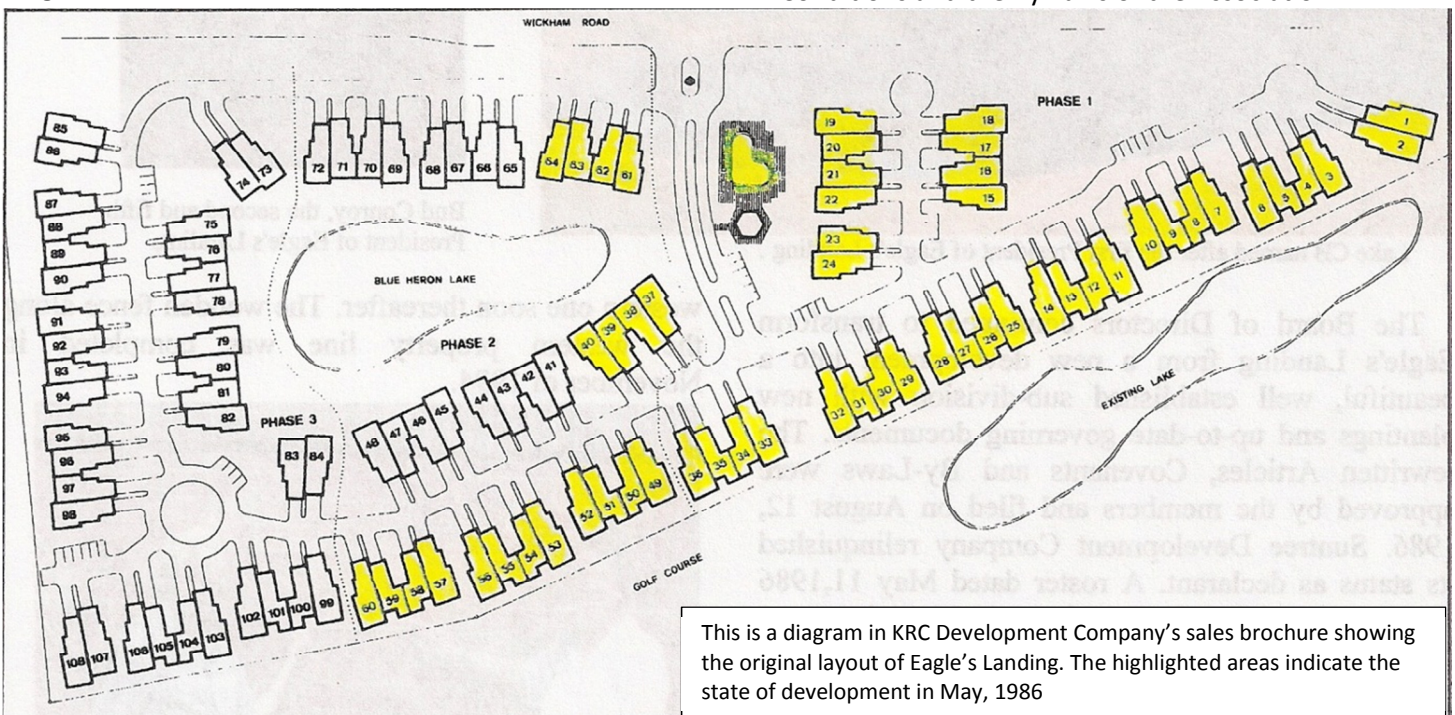
Suntree Development Company was moving along well with the construction of the platted buildings. A roster of residents dated May 11, 1986 showed that 52 of the 60 platted units were occupied. Units 973, 75, 77 and 79 were not completed until 1987 and units 958, 60, 62 and 64 were never built by this developer. In July of 1986 Suntree Development completed construction of the stucco wall along Wickham Road west of Golden Eagle Court.

Eagle's Landing remained at this stage of physical development for several years.

In review: William Knapp appointed himself temporary President in August, 1979. This was subsequently confirmed by the Board of Directors, who were all his men. John Modrak was elected by the membership February, 1986, but this election was determined null and void because it was by a show of hands vote. Cindy Bass was elected by the membership in March, 1986 by secret ballots. So, who was the first President? I will leave the answer to that question up to my readers.

Part 3 - Sold Out

As Part 2 of this history ended, Eagle's Landing at Suntree Association was completely in the hands of the homeowners. At a special meeting of the homeowners on March 26, 1986 Cindy Bass was elected Director, President; John Wallace was elected Director, Vice President and Daryl Dixon was elected Director, Treasurer/Secretary. At that meeting the members also voted to delete roof repairs from Article V of the Covenants. In February the Board commissioned an ad-hoc committee consisting of Dick Barkman as Chairman plus Joe Dover and Bert Smith to revise the Articles of Incorporation, the Declaration of Restrictions, Covenants and Conditions and the By-Laws of the Association.



President Cindy Bass was busy trying to convince St. John's Water Authority that we should be allowed to change the unsightly and smelly marsh east of Osprey Court into a small but beautiful lake. She was successful and subsequently struck a deal with a developer elsewhere in Suntree, who needed fill dirt, to dig the lake at a very low cost to Eagle's Landing. She then convinced Suntree Homeowners Association to contribute \$250 toward the cost of digging the lake and \$1,000 toward the cost of a new sprinkler system. If you are ever challenged to "name one thing Suntree has ever done for Eagle's Landing", now you have an answer. You also know why Lake "CB" is so named.



Lake CB named after the first President of Eagle's Landing, Cindy Bass.

The Board of Directors continued to transform Eagle's Landing from a new development into a beautiful, well established sub-division with new plantings and up-to-date governing documents. The rewritten Articles, Covenants and By-Laws were approved by the members and filed on August 12, 1986. Suntree Development Company relinquished its status as declarant. A roster dated May 11, 1986 showed that 52 of the planned 56 units were occupied; the final four units, 973 through 979, were not completed until 1987.

Each January or February at the Annual Meeting the wand was passed by the outgoing Board to the next administration. Bud Conroy succeeded Cindy Bass as President in 1987 and went on to serve five successive terms...'87 through '91. At the January 30, 1991 Annual Meeting the membership increased the number of Directors from three to five and again in 1993 it increased the number from five to seven. In January, 1995 the

term of office for all directors was increased to two years.

On May 27, 1992 the Association granted Brevard County the necessary easements to build a brick wall along Wickham Road east of Golden Eagle Court and to repair the existing stucco wall west of Golden Eagle Court. Bud Conroy appealed to the Board of Supervisors to replace the old wall to maintain a consistent appearance for the full length of Eagle's Landing. In June of 1994 the County finally acquiesced and approved the funds. By December of 1994 the eastern brick wall was completed and the western one soon thereafter. The wooden fence along the western property line was completed in November of 1994.



Bud Conroy, the second and fifth President of Eagle's Landing.



Marya Conroy (left) and Bud's sister Mary Nelson at the dedication of the memorial plaque for Bud Conroy

In early January, 1993 Jay Amon, who was then President of the Association, was informed by Mark Ackerman that his company, Tiffany Homes, had purchased all of the undeveloped lots in Eagle's Landing (except the lots 958 through 964) from Suntree Partners and planned to build duplex homes on them. Mr. Ackerman attended a special meeting of the homeowners to show

them his proposed layout which included 33 homes instead of the 48 that had been previously planned. He also showed photos of similar homes he had built in the Glen Eagles subdivision off of St. Andrews Drive in Sun-tree. Construction here in Eagle's Landing started in the fall of 1993. Jay Amon asked Bud Conroy to act as coordinator between ELA and Tiffany.

Bud was not on the job very long when he learned that Tiffany had redesigned their development but had never filed a new plat with the County Clerk's office. They were, in fact, erecting buildings on ELA common land. Through diplomacy and "hard-nosed" negotiations, he successfully resolved these problems with the developer and the County.

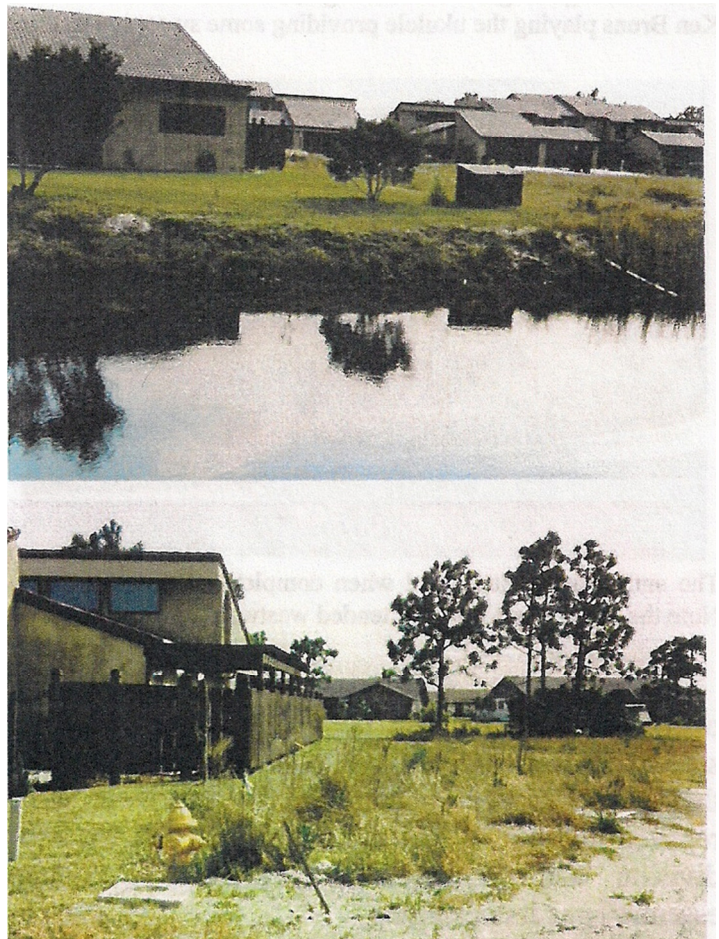
The first two buildings to be built were 1020/1022 and the one next to it, 1024/1026. Units 1024 and 1026 became the two models. Before these two buildings were completed in January of '94, work began on 981 (the only single family unit) and 996/998. Building construction continued seemingly helter-skelter but in keeping with Tiffany's business plan of building only as fast as the units were sold. Next to be completed was 991/993 plus 1016/1018 and so forth.

Molly Hulbert was the first resident of the Tiffany development having moved into 1022 in January, 1994. She was followed the very next day by Lionel (Bunn) and Irene David, who moved into 1020. Bill King purchased 1026, one of the models, in September of '94 and rented it back to Tiffany until December. Apparently there was no longer a need for a model. The last two units were not ready for occupancy until August of 1995.

Because of the serious blunder Tiffany Homes had made as discussed above, Bud and Marya Conroy decided to make a comprehensive review of all the Eagle's Landing plats and other records on file with the County. This review revealed that thirteen separate parcels of land, including eight sections of our roads and five separate parcels of common area, did not belong to the Association. This was inconsistent with the original Eagle's Landing plat and its three additions thereto. The Board, with Bud and Marya leading the way, was successful in obtaining title to all roads and all but one part of the common area. Legal action to obtain title to this parcel was undertaken. It was owned by a local business, Ex-

pert Tile Company. They would not give ELA the parcel but agreed to sell it to the Association. The sale finally occurred on August 31, 2000 after months of negotiations. The price was \$6,000.

The boundary line between Eagle's Landing and Suntree Country Club is essentially a straight line running all the way from 969 Osprey Drive to the eastern boundary line way beyond 901/903. West of 969 it bends about 15 degrees toward the north and proceeds west to the western boundary. For the entire distance the boundary line is very close behind the buildings--in some places less than three feet. Almost from the beginning, Eagle's Landing has mowed and irrigated this land at its expense and in return our residents have enjoyed free use of the land up to the out-of-bounds stakes.



Two views of the western end of Eagle's Landing about 1987 when Suntree Development Company exited the scene. The Association kept all of the empty land mowed until Tiffany purchased it. Part of Blue Heron Lake is seen at the bottom of the top photo. The close-up home in the bottom picture is number 979; the small homes to the right are across the fairway.

Each year on the fourth of July, the residents gathered behind Bert and Dorry Smith's home at 919 to celebrate the holiday with good food, music provided by talented residents and, after dark, a great fire-works display at the Country Club. These annual celebrations were always well attended.



One of the Fourth of July celebrations behind the Smith's home.



One of the July fourth picnics. On the left, Al Rasso and Harry Stein working the grill. On the right, Al Rasso on the sax and Ken Bruns playing the ukulele providing some sweet tunes.

In 1995 the Association asked the Country Club to sell this land to Eagle's Landing since they were not using it. In response, SCC offered to give Eagle's Landing a free lease, subject to cancellation with notice by either party, as long as we continue to maintain it. The lease was signed by President Bob Woodward in February, 1995. This gives the residents a little sense of security that SCC will not suddenly erect a fence or something behind their homes.

Meanwhile, an independent investor, Joe Deen, who lived in Sharpes, Florida, purchased the last empty lot in Eagle's Landing at a bank auction sale held at the property and began constructing a fourplex in the later part of 1995. In a letter to President Bob Woodward dated January 11, 1996 Deen reported that all four units were under construction. Mike and Esperanza Otero were the first to move in on October 21, 1996. Frank and Karen Morelli were the last to move in about 10 months later. Eagle's Landing was finally **sold out**.

The same year a 60-foot extension at the west end of the brick wall was completed. The irrigation system was expanded to all homes on Osprey Drive that were without sprinklers. In 1997 the streets were repaved and the spruced-up entry way into the sub-division was completed. Eagle's Landing looked essentially as it does today.



The entry way as it looked when completed in July of 1986. Note the stucco wall which extended westward to the wet-lands

This is a perfect place to end our story!

An Early History of Eagle's Landing Appendix One

Presidents/Chairpersons of Eagle's Landing

1986	Cindy Bass – President	One year term
1987-1991	Bud Conroy – President	Four one year terms
1992	Bob Woodward – President	One year term
1993	Jay Amon – President	One year term
1994	Bud Conroy – President	Died in fall of his term
1994	Bob Woodward – President	Finished term of Bud Conroy
1995	Bob Woodward	In January '95 term was increased to two years
1996 – 1997	Mike Henninger – President	Two year term
1998 – 1999	Joe Tekerman – President	Two year term
2000 – 2001	Gordon King – President	Two year term
2002	Barbara Tekerman – President	Elected to a two year term; resigned after one
2003	Peggy Barnes – President	Elected to complete Barbara Tekerman's term
2004	John O'Grady – Chairman	Term reduced to one year; Chairman now elected by board
2005 – 2008	Erlyne Lawter – Chairwoman	Four one year terms
2009 – 2010	Skip Gould – Chairman	Two one year terms
2011	Bob Jacob – Chairman	Chairman

An Early History of Eagle's Landing Appendix Two

Photo Captions - Page 9

Top of Page

Front row: Tory Tekerman, Joan Whitman, Dorothy Antoniuk, Rita Digure, Lilian Dione, Don Stymiest

Center row: Jerry Naleid, Maddie Henninger, Coila & Bob Moeller, Hank & Evelyn Sylvia, Claire Rasso, Joe Tekerman, Bob Whitman, Margaret Stymiest

Back row: Mike Henninger, Guest, Ron Diguier, Bob Buckley

Center of Page Right Top

Peggy & Ron Fuchs, Bunn & Irene David, Molly Hulbert

Center of Page Right Bottom

Pat & Leonard Luke, Karen & Frank Morelli

Bottom of Page - Left

Kelly Margraf, Hank & Gloria Laliker, Jerry Naleid, Bob Woodward, Ron Fuchs

Bottom of Page - Right

Mike Henninger, Bev & Ray Alfred, Dorry Smith

Photo Captions - Page 10

Top of Page - Left

Marya Conroy, Peggy Fuchs, Gertrude Ray

Top of Page - Right

Bob & Joan Whitman, Molly Hulbert, Joanne Burns, Peggy Fuchs, Gertrude Ray, Ron Fuchs, John Ray, Barbara Tekerman

Center of Page - Left

Barbara Tekerman, Gertrude Ray, Nan Feltner, Lilian Dione, Peggy Barnes, Sally King, Barbara Ford

Center of Page - Right top

Russ Barnes, Bob Whitman

Center of Page - Right bottom

Nan & Al Feltner, Lois Bechtel

Bottom of Page - A July 4th party at the pool pavilion



