

Eagle's Pointe Property Owners Association
Annual Meeting Minutes held December 12, 2013
At the Eagle's Pointe Golf Course Clubhouse

1. Call To Order

- A. Established with Kathy Bundy that we had a quorum through attendance & proxies
- B. Meeting format established - Business Meeting/Adjourn/Questions & Answers

2. Welcome and thank you to home owners attending the meeting.

3. Motion to approve 2012 Annual meeting minutes was made by Holly DiGesu and seconded by Mike McGraw and approve.

4. Report of Officers

A. Presidents Report

a. Update status of vandalism and what was done.

- 1. Cost to replace all signs, have an anti-graffiti coating put on, post and borders fixed and repainted where necessary was \$4,913.20. Using the insurance payment received for \$2500.00 amounts to a total cost of \$2,413.20.

b. Completion of 278 construction.

- 1. Be more alert and cautious when exiting the community.
- 2. New lines have been painted to indicate how to cross going East and coming West. I believe the purpose of the positioning of the lines was twofold; first, cars going East can make a "U-turn" while cars going West cannot and second, it is possible that going straight across will allow some cars to overlap into the third lane (i.e. school buses).
- 3. SCDOT has told us twice that signs identifying that you are approaching Eagle's Pointe will be put up before the end of the calendar year.

c. Status of playground equipment (new swings and replaced all loose bolts).

d. New lounge chairs for pool area well received and held up well.

e. New Ownership for golf course.

1. How it affects the community.

a. Road reserve monies and efforts to amend the covenants with Brown Golf were discussed in detail. Brown Golf has agreed to the following:

- 1. The POA will receive credit for the monies previously paid to Textron if and when the entrance road needs to be resurfaced.
- 2. The POA will no longer have to pay Brown Golf any monies for the road reserve. The POA will now combine all road reserve monies into one fund.
- 3. The amendment for the covenants has been written, signed and notarized. Bundy Management will now proceed to have this recorded in the county records.

b. Lagoons

- 1. Mr. Brown does not believe in using chemicals. He will address the lagoon situation by stocking the lagoons with carp. The POA uses this process in the community lake.

f. Citations were down a bit during the year. I believe that the power washing program with ample notification turned out to be pretty successful. Many home owners power washed within the time limits established. However, we still have owners that need to be notified before they will take action.

- 1. Regarding citations - going forward we will attempt to implement a program whereby citations will be emailed. If an email is not available then it will be mailed as in the past.

g. The trim and haul project which was suggested by one of our home owners proved to be a big success. We had 30 homes sign up for the program.

h. Community is coming up on sixteen years of age with some areas showing the affects of those years. Therefore, based on its age, deterioration and its importance in presenting a well run/kept community the following projects have been budgeted for repair during the 2014 calendar year.

- 1. Resurfacing of the tennis courts.
- 2. Removal and rebuilding of the pergola at the pool site.
- 3. Front entrance columns and light posts power washed, repaired and painted.
- 4. Guard shack repaired of rotted out wood and repainting.
- 5. Power wash pool area surface as well as walkway around pavilion.

i. Negotiated new rate for trash.

- 1. The trash rate for 2014 will be \$15.00per month or \$45.00 per quarter.

j. Community Stats

- 1. Home sold 11 in 2013 vs. 9 in 2012
(1 additional closing 8 Berkshire is set for 12/19/13 + 127 Muirfield sold 12/9/13)
- 2. Homes with liens 8 in 2013 vs. 9 in 2012
(25, 52 & 55 Muirfield, 7 Abingdon, 42, 52 & 58 Stratford, 12 Glen Lake & 14 Stockton)
- 3.. Homes in F/closure 12 in 2013 vs. 8 in 2012
(21, 25, 55, 67, & 93 Muirfield, 7 Abingdon, 42, 52, 58 & 75 Stratford, 12 & 17 Glen Lake)
- 4. Rental Properties 29 in 2013 vs. ? in 2012
 - a. Berkshire = 1(8)
 - b. Muirfield = 21(5,6,8,13,25,48,63,66,68,69,74,81,86,95,99,110,113,117,126,133,138)
 - c. Mulligan = 2(5 & 15)
 - d. Stockton = 2(6 & 16)
 - e. Stratford = 3 (30, 41 & 45)

k.. Reserve fund update:

- 1. Regular reserve fund \$447,955.58
 - a. Covers any emergency funding such as sink holes, hurricane damages and clean up (FEMA does not cover this expense)
- 2. Road reserve fund \$207,346.46
 - a. This amount now includes the 52K(?) that the Board was holding aside and not giving to the golf course. (Status of road reserve and golf course reviewed earlier).
- 3. Being held by Brown Golf \$52, 692.23
 - a. This amount will be credited to POA and has been changed in the covenants so that no additional funds have to be paid to the golf course.

B. Treasures Report

- 1. Reviewed the 2013 financial report covering the 1/1/13 thru 11/30/13 time frame.
- 2. Reviewed status of the reserve fund. Started out in 2004 with approximately \$63,000.00.
Current status after combining all monies is as follows:
 - a. Regular reserve fund \$447,955.58
 - b. Road reserve fund \$207,346.46 (includes monies held back from Textron)
 - c. Held by Brown Golf for Eagle's Pointe Drive road reserve \$52,692.23.
- 3. Reviewed 2014 budget and reason for the \$5/per month increase. Also answered questions about where is interest earned on monies and why the increase in legal portion of budget. Also, told home owner who wanted to vote on the budget increase that per the covenants this was not required.

5. Election of New Directors

- 1. Opened the floor for any additional nominees. None were made.
- 2. Motion to close nominations and accept slate that ran made by Frank Rizzi and seconded by Tom Margarta.

6. Committee Highlights

A. ACC Committee	Functions without a Chair	
B. Social Committee	Carla Carte	
C. Beautification Committee	Lynn Cutshall	need volunteer to replace
D. Safety Committee	Don Dodd	
E. Communications	Holly DiGesu	need volunteer to replace
F. Good Neighbor Committee	Norma Schurgot	need volunteer to replace

7. Unfinished Business

- A. None

8. Election Results

- A. Gary Bailey, Terry Gaither and Jack Thompson were announced as being elected to the BOD.

9. New Business

- A. None

10. Adjourn

- A. Motion was made to adjourn the business portion of the meeting was made by Al Taylor and seconded by Linda Taylor.

11. Floor was opened for comments, questions and answers listed below. These questions which were mailed in were addressed first. There were no additional questions asked.

2013 Questions and Answers from Annual Home Owners Meeting

Comment:

Love the new pool chairs.

Question:

Can we make the pool area non smoking? I believe it's a safety issue when adults are smoking while in the pool.

Answer:

Even though there are no "No Smoking" signs in the pool area I have been under the impression that the rule has been that it is a non smoking area. I will ask the Board to consider having "No Smoking Area" signs placed at the pool.

Question:

The new golf course owners , are they going to maintain the lagoons? They have not touched the one by the 10th green even on the golf course side. We did not buy on this lot to look at weeds and bushes that should not be there.

Answer:

The Board will approach the new owners and course Superintendent to inquire about the situation.

Comment:

Often when at the playground I notice that work is needed. There are products on the market that can be installed to help w/drainage/mud. A poured rubberized base would add to safety, stability and general appearance of the area and attract more use.

Question:

Could a quote be looked into?

Follow up comment:

I think this would be a good investment in the future of Eagle's Pointe. Also, more equipment for younger children. The present equipment is to "adult" for children under 5 years. Also, benches for parents.

Question:

What is the pool security line item in the budget?

Answer:

The telephone which was a requirement because of the pool.

Comment:

We really need at least one or two security cameras to monitor cars coming and going from our community. Then we can better determine who is committing crimes and vandalism in our community. Wireless solar powered cameras should be put at locations near speed bumps where the car speeds are low and better pictures can be taken.

Questions:

1. Proposed 2014 budget is way too conservative in many areas, about 25K too much, could eliminate any perceived need for dues increase.

Answer:

Based on the way the question is worded I believe the person asking the question believes that there is no need for the dues increase. However, the reason for the increase which is quite small is due to the many things that need to be addressed. The community is approaching 16 years old and many areas are in need of work. As stated in my address, the tennis courts, the pergola and the front entrance are just a few areas that need to be addressed.

2. Why did BOD take it upon themselves to authorize speed bumps when previous surveys overwhelmingly showed home owners were against it?

Answer:

I can recall only one survey asking for input regarding speed bumps and that survey did favor no speed bumps. However, it was not that overwhelming. Also, sometimes it is necessary for the overall good of a community for the Board to make decisions that are not always the most popular. The increase in the number of children in the community, along with the increase in golf course traffic and the continued speeding of the residents led to a number of residents to request speed bumps. Once the speed bumps were installed the Board received more favorable comments than negative as well as a call for additional speed bumps. Realizing that we cannot satisfy everyone the Board had to make a decision and that decision was to do what we felt was best for the overall welfare of the community.

Comment:

We agree there should be a gate at the front entrance and speed bumps should be installed by the first stop.

Question:

The overall appearance of the waste water facility looks shabby and different doors should be installed to improve the sight.

Answer:

The doors are the property of the water company and the POA added the screening to cover the inside. I do not believe the company would be willing to install a different type of door.