

**Eagle's Pointe Property Owners Association  
Board Of Directors Meeting  
January 19, 2012**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on January 19, 2012, at 3:30PM. Present were Gary Bailey, Dan Wilbert, Kathy Bundy & Robert Bundy.

Absent: Lynn Salazar & Cille Beauchamp

Motion to approve the minutes of the Novemebr, 2011 meeting was made. Motion was seconded and approved.

**President's Report:**

1. Asked for any comments about the 2011 Annual Home Owners meeting. Those present felt the meeting went well and was possibly one of the best we've had.

2. Discussed the continued concern expressed by home owners over the speeding in the community.

There has been much concern expressed over the continued speeding on Eagle's Pointe Drive coming

in and going out of the community. In an effort to curtail some of the speeding, this intersection will

become a three (3) way stop. It is the hope of the Board that people entering and exiting the community

will become more cognizant of their speed.

**Motion was made to purchase and install two new stop signs for the intersection. Motion was seconded and approved. Management was asked to proceed with securing signs and having them installed.**

3. The meeting schedule for the 2012 calendar year will be as follows:

January 19

February - no meeting

March 8

July 12

August 9

September 13

meeting\* April 12 October - no  
8 May 10 November  
Home Owners Meeting June - no meeting December 13 -

(\* If necessary we can schedule a budget meeting for the Board only.

4. It was reported that the web site is up and running. Home owners desiring to use it should again be able to access the site.

5. Community leaders whose communities are affected by the 278 construction project have formed a committee to get project updates from the construction project managers. The meetings will be held the 2nd and 4th Tuesday of each month and will be hosted by the Rose Hill POA. Some information presented at the first meeting is as follows:

A. Majority of work will be done at night. Normal working hours will be 8PM until 6AM.

B. Lanes should not be closed during the day but will be closed at night.

C. The normal work week will usually go from Sunday evening thru Thursday.

This can change based on weather and project status.

### **Treasurers Report:**

1. Reviewed via emails the final status for the 2011 budget. We ended up in the black and the amount not spent was transferred to the reserve account.

### **Management Report:**

1. Management will contact C. E. Lowther and Son to get a bid to install filter cloth, rip rap and fill dirt and re-sod at the seawall and bank on the western side of the bridge going across the lagoon.

2. The play ground equipment is in need of a couple of swing

sets and swing bars. The estimated cost for replacements parts is \$300.00 max. Management asked for approval to replace.

**Motion was made, seconded and approved to replace whatever is needed for the playground.**

3. The new quarter (1st of 2012) began 1/1/12.

A. Currently the Association has:

a. Fourteen (14) liens filed.

b. Six homes show being in foreclosure. (Two homes did come out of foreclosure)

c. Three (3) homes have filed for bankruptcy.

B. The good news:

a. There were fourteen (14) home closings during 2011.

4. The Board had mixed results on the two (2) personal Judgments filed in small claims court due to large unpaid assessment fees. One home sold (past due fees were collected) but the other home could not be served due to the fact that the owners are reported to be out of country. Research is being done with

the mortgage company to see if the status of this home can be determined. The Board will assess

if we should proceed with additional judgments at a future date.

5. Status of 7 Abingdon still unresolved. Attorney for our Association has attempted contact with the

Attorney handling the property but has not had any luck in getting the most recent update.

6. Management was on site during November on the 2nd, 10th and 22nd. In December management

was on site on the 8th, 13th and 27th.

### **Committee Reports:**

#### **ACC:**

- No ACC minutes submitted for January. Submittals to the ACC were handled via emails.
- Reviewed Citations.

Instructed Management on what action to take regarding each citation.

**Beautification:**

- No updates

**Safety & Security:**

- Have a potential volunteer for position of Safety Director. President still plans to approach individual who expressed interest in doing the job.

**Social:**

- No updates

**Communications:**

- The winter edition of the newsletter is being assembled and will be distributed shortly.

**Welcome & Recreation:**

- No updates

**Old Business:**

None

**New Business:**

- It was determined that if the owner of a rental property is behind in his fees than a letter will be sent to the tenants letting them know that they cannot use any of the facilities such as the pool or tennis courts.
- A letter will be sent to home owners who need to have their mailboxes repaired. The letter will state that this is a final notice and failure to respond will be cause for the POA to do it and charge them back for time and materials.

**Motion was made to adjourn the meeting. The motion was seconded and approved.**

The meeting was adjourned at 4:25PM.

The next meeting will be the Thursday, March 8, 2012, at 3:30PM at the members room at the clubhouse.