

**Eagle's Pointe Property Owners Association
Board Of Directors Meeting
November 12, 2012**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on August 12, 2012, at 6:30PM. Present were Gary Bailey, Lynn Salazar, Dan Wilber.

Absent: Cille Beauchamp, Kathy Bundy & Robert Bundy

Motion to approve the minutes of the August, 2012 meeting was made. Motion was seconded and approved.

President's Report:

1. Briefly looked over proposed budget for 2013. Budget as proposed has been accepted and has been mailed to home owners for review prior to the annual meeting.
2. Three possible materials were looked at and discussed as replacement backing for stop and speed limit signs.
 - A. Aluminum (white sample) backing used at Parkside.
 - B. PVC backing (white sample)
 - C. Composite with a PVC border (green sample)

The consensus of the members present was to proceed with choice B, the PVC material.

- A. Reconfirm the total pricing of the project.
- B. Insure this material will not warp the way current material does.
- C. Can we get any warranty from the supplier on this material?

Want to implement by year end so cost can be applied to this years' budget.

3. Per the request of the residents on Royal Bay a new lamp post will be installed. Since it will be at the end of the common area similar to Forest Hills, the cost to install will be \$365.00 plus the monthly electricity.

Note: Motion was made to move forward with the installation of the lamp post at the quoted price. Motion was seconded and

approved.

4. Committee to decorate the front entrance for Christmas has been assembled. It is possible that a new Christmas tree will be needed. The committee will decide on that and if required will purchase a new tree.

5. It appears that the ACC has taken on less of a role within the community. It appears the only remaining function of the committee is to review change submittals. It was decided that as a goal for 2013 the role of the ACC should be redefined.

6. The issue of "Operating a business out of a garage," was discussed.

A. The entire issue has been brought to the forefront by two recent articles in the Island Packet concerning an Eagle's Pointe renter stating to the reporter that the reason for renting in Eagle's Pointe was because it would be easier to operate his business out of the garage. He stated that because it was not a gated community it would be easier for him to get his workers in and out.

B. The POA President spoke to the reporter and emphasized that per the covenants this was an incorrect statement. The President pointed out that Eagle's Pointe is zoned for single family homes and no business can be operated out of a garage. The reporter stated that for him it was no longer an issue because he was only concerned about the resident running for a council seat in a district that she did not reside in. The statement about running a business out of the garage was just something that came out during the interview.

C. The Board has now decided to have the POA Attorney review the paragraphs in the covenants for a proper interpretation. Once that is established the appropriate action will be taken.

7. It was voted on to give the same Christmas gifts as last year.

8. It was reported that 10 new lounge chairs for the pool have been ordered and will be paid for out of this years budget. The balance of the chairs will be ordered and paid for out of the 2013 budget.

Treasurers Report:

1. The Board did a quick review of the 2013 proposed budget. The budget has been mailed to all home owners along with all other materials for the 2012 Annual Home Owners meeting.

Management Report:

1. Palmetto Electric quoted the cost of a new light post in Royal Bay Circle to be \$365.00 or zero depending on where it is located.
2. Samples of the proposed materials to be used for the new stop and speed limit signs were delivered to the Board.
3. Three small dead pine trees in the common area behind 142 Muirfield Circle were removed.
4. Prices from two different sign companies for new stop signs were sent to the Board in October. For 25 new stop signs with backing plates (no border) installed was \$3,863.03 vendor 1 and \$4,319.00 from vendor 2.
5. A copy of the receivables is submitted for review. Fourteen owners owe more than the current quarter.
6. There are 9 liens outstanding and 8 homes in foreclosure.
7. There are two bankruptcies pending.
8. Three homes were recently sold at a Master of Equity sale and are now owned by a bank.
9. There have been 9 closings thru October.
10. Delinquency letters have been sent to 5 owners.
11. Management was on site in September on the 5th, 12th, 20th and 25th. During October they were on site on the 3rd, 17th and 25th.

Committee Reports:

ACC:

- No meeting was held this month.

Beautification:

- New plantings have been placed at various locations within the community.

Safety & Security:

- No report

Social:

- The annual Christmas party will be held at Pinecrest on Saturday, December the 8th.
- The annual Christmas golf cart parade will also be held sometime during the end of December.

Communications:

- The latest edition of the newsletter was published and distributed at the end of October.

Welcome & Recreation:

- No report

Old Business:

None

New Business:

None

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

The meeting was adjourned at 7:00PM.

The next meeting will be the Annual Home Owners Meeting on Thursday, December 6, 2012, at 6:30PM at the members room at the clubhouse.