

**Eagle's Pointe Property Owners Association**  
**Board Of Directors Meeting**  
**July 18, 2013**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on July 18, 2013, at 3:30PM. Present were Cille Beauchamp, Lynn Salazar, Dan Wilber, Kathy Bundy & Robert Bundy.

Absent: Gary Bailey

Motion to approve the minutes of the May, 2013 meeting was made. Motion was seconded and approved.

**President's Report:**

A. Mailbox Project Status Is As Follows:

1. 150 Mailboxes have had newly designed paper boxes installed.
2. 93 mailboxes have been replaced.
3. 18 new mailboxes are on back order and will be available in 2 weeks.

It was also decided that we will go forward and finish all the mailboxes. TLC will be notified to start fabricating the rest of the paper boxes and to order additional mailboxes. The contractor tried to salvage some of the older mailboxes however, only 8 out of 52 were even close to being salvaged.

B. Brown Golf update

Attempted contact with Mr. Brown for a possible discussion regarding the front entrance and road was unsuccessful due to Mr. Brown being out of town. However, it is pretty much a done deal between Brown Golf and Textron and the takeover is currently scheduled for August 1, 2013.

C. Issues needing immediate attention were discussed:

1. The pergola at the pool is infested with carpenter ants. It was decided to get a couple of quotes to see what direction we need to go. Do we replace the infested boards or do we replace the entire structure?
2. The storm water drains - inlets continued to develop sink

holes. Current method of addressing the problem

is not adequate and a more permanent fix is needed. It was agreed that we should hire an Engineering firm to assess the problem and recommend a permanent fix.

3. It was agreed that as soon as the construction at the front entrance is complete we will have the new curbs painted yellow and have reflectors placed.

4. It was agreed that the power washing of the pool surface will be awarded to the low bidder but the work will be delayed until just before the opening of the pool in 2014.

D. Issues needing to be addressed for long range financial planning:

1. Resurfacing of the tennis courts.

2. Lake (retention pond) walking path is eroding in spots and cannot handle the rain and needs to be addressed.

3. Sign at the front entrance cannot be refurbished again and will need to be replaced.

4. Several requests for additional speed humps have been received.

5. Refurbishment of the street signs.

6. Update the replacement reserve study. Last one completed in 2005.

7. Block off the club house so the members room can be made available to the residents after hours.

It was decided that Bundy Management should go out and get quotes or information on all of the above issues.

### **Treasurers Report:**

A. It was noted that due to the Board's aggressive posture to go after high delinquent non paying residents that the account for Attorney's fees will be in the red and will have to be raised in future budgets.

B. It was agreed that the cost of the speed humps will be transferred from the infrastructure account to the road reserve account.

C. Received 1st quarter bill for \$3,080.00 from Golf Course management for front entrance services.

**Motion was made, seconded and approved to pay the bill.**

### **Management Report**

1. MAJ has completed the speed humps.
2. Management is still waiting for a price from TLC to remove the dying tree at Forest Hills Circle. Also, awaiting a quote to install the black filter cloth to the lift station gate on Glen Lake.
3. Management received an email from Chris Cox that the pool company cleaned up all the trash from the pump room.
4. Management shows that in 2010 I.O.B. a company that resurfaces tennis courts quoted \$10,000.00 to do tow courts.
5. Per Mr. Eagen of SCDOT the signs identifying Eagle's Pointe are still on targeted to be placed once the widening of 278 is complete.
6. The Association has eight (8) liens filed.
7. The Property Owners Association shows ten (10) foreclosures in process.
8. There have been eight (8) closings in 2013.
  - A. One additional home is showing as a possible short sale.
9. Management was on site in May on the 7th, 15th, 21st and 29th. During June they were on site on the 5th, 11th, 25th and 27th.
10. A High Yield Savings Account was opened at Wells Fargo in May as directed.

### **Committee Reports:**

#### **ACC:**

Citations were reviewed and given to Management to mail to residents.

#### **Safety:**

Safety Director still making early morning random checks.

#### **Social:**

Fourth of July cook was a success.

#### **Communications:**

Newsletter is being planned for early June.

#### **Welcome & Recreation:**

No updates

#### **Beautification:**

No updates.

#### **Old Business:**

- None

#### **New Business:**

A. Had detailed discussion on the recommended changes to be made to the Design Standards. After much discussion the changes were agreed upon. Cille will make the changes and send copies to each Board member for their review and final agreement.

B. Several requests for additional speed humps have been made. It was recommended that we decide on how many we want to add and where we want to add them. Once this is done we will contract for one last time to add the speed humps. Also, it was agreed that these like the first ones will be charged to the road reserve account.

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

The meeting was adjourned at 5:30PM.

The August meeting has been changed to, Wednesday, August 21, 2013, at 3:30PM at the members room at the clubhouse.