

Eagle's Pointe Property Owner's Association
Board of Directors Meeting
April 3, 2014

I Call to Order by President Gary Bailey at 3:05 PM

Present for the regular Board of Directors session at the Eagle's Point Clubhouse Members Room was Gary Bailey, Jack Thompson, Lynn Salazar, Kathy Bundy, Robert Bundy and Terry Gaither. Dan Wilbert joined the meeting in progress.

II Review and approval of minutes

Minutes of previous meeting: Motion by Gaither and second by Thompson to accept and approve the March minutes. AYES: All. Motion carried.

III President Items

1. Members Room-Discussion was held concerning the security needs per Brown Management for our use of the Members room once the doors are completed. Discussion was also held concerning room sign changes and room use rules. /all will present ideas for rules at the next meeting. Motion by Gaither and Second by Thompson to approve FFC Home Improvements LLC to do the work. AYES: All. Motion carried.
2. Front Entrance-The Beautification Committee chairmen Dan and Fran have volunteered to maintain the front entrance to Eagle's Point. They presented drawings and plant cost to the board. The drawings were presented to Brown Management. They agreed to pay for one half of the cost. Motion by Salazar to approve the proposal from the Beautification Committee for the front entrance and second by Gaither. Further front entrance discussion was about the lights for the fountains and the need for future work on the guard shack.
3. Pergola- The proposal was discussed for changes to the design as well as the cost. Motion to approve the contract for FCC Home Improvements LLC with all work being complete by May 1 was proposed by Gaither and second by Thompson. AYES: All. Motion carried.
4. Tennis courts- Discussion was held. Vines will be cleared, bench removed. Start date is in several weeks. Email will be sent to stay off the courts while work is being completed.
5. Informational Signage- Recommendations were discussed concerning any new verbiage on the tennis court signs. Bundy Management will look into having the SC prison system in Columbia make the new signs.
6. Lake Path-After discussion Jack's work can not begin until we have some dry weather.

IV Reading of the Treasurers Report- Jack reported no need for changes to the Bundy report.

V Management Report-Presented by Kathy Bundy

1. Robert met with Plantation Pools to review the opening of the pool, pool signage, a possible leak in the pool and the replacement of small grates over the drains cut into the cool deck.

2. Kathy presented a document from our attorney after he reviewed the Covenants and Lease Declaration. His letter will be reviewed by next meeting by all board members. Further discussion concerning a flat non refundable fee for owners of rental property due to the additional cost absorbed by the association for a variety of reasons.
3. Robert reported the grate for the drain behind 26, 28 and 30 has not been installed. Bryan suggested we may need to cut down the trees growing in front of the culvert at the entrance to Stratford Drive, to avoid a possible back of water in case of a large amount of rain in a short amount of time.
4. Cost of rubber mulch is still being researched for the playground area. The project estimated cost was reviewed.
5. The urinal in the men's bathroom is broken and running water and the lavatories in the women's bathroom seats need replacement. Gary will contact Ron to assess.
6. The receivables list was reviewed and discussed by the members. The association has 9 (nine) liens.

VI Committee Reports-ACC held a meeting that was attended by Bailey and Gaither. The committee has divided the community into two zones with two volunteers monitoring the areas. The first time they observe something they will place a reminder on a hang tag on the homeowners front door.

Safety Committee-See new business

VII Old Business-Nothing reported

VIII New Business-In light of the new surface on the tennis courts and the new pergola the board discussed the need for a security camera system. Pricing was presented for a variety of systems. Motion to purchase and install a security camera system was made by Gaither and seconded by Thompson. AYES: ALL Motion carried

IX Adjournment- Motion by Salazar and second by Wilbert to adjourn at 5:00 p.m. AYES: All. Motion carried.