

Eagle's Pointe Property Owner's Association  
Board of Directors Meeting  
August 7, 2014

I Call to Order by President Gary Bailey at 3:15 PM

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

II Review and approval of minutes

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

III President Items

1. Brown Meeting-Gary and Terry met with John Brown to discuss the maintenance of the entrance and lagoons. Mr. Brown gave Kevin and the golf course one week to get the entrance up to standards. The lagoons will be cut back on the golf course side in late fall. Lagoons on the homeowner side will need to be maintained by the homeowner if they so wish but Brown Management will not maintain that side.
2. TV in the Member's Room-We have still not received the box from Hargray. Kathy will address with them.
3. Robert 278 crossover-No progress to report
4. Terry: gate at the pump station on Muirfield- Fencing at watershed by BJWSA is subcontracted to Graybar. Terry stated their work should be completed by Monday and then volunteers are needed to do the painting.
5. Jack: Lake path- Jack reported work had been started.
6. Brian: Lake project- We are waiting for a bid from Total Lawn Care for repair of part of the path that is falling in the 90 to 94 area. This would be about 400 feet.
7. Fee amount for rental properties- Much discussion was held concerning the additional strain on the management company, administrative costs and the benefit to the upkeep of the association in general. This follows our meeting with an attorney last meeting and her recommendations. The board wants to ensure this was not a punitive action. This deposit would cover administrative costs, mailing reminders and maintenance of yards or homes that do not comply with rules and regulations. It was decided not to have a fee, rather have a refundable deposit. A motion by Thompson and second by Gaither to implement a new refundable deposit for all owners who have renters in their homes starting in January 2015 to include all new and current rental homes. The money will be maintained in a non-interest bearing account. All rules pertaining to the change will be completed in the coming months. AYES: All. Motion carried.
8. Round table meeting- the next meeting will be held August 13 at Hampton Hall which includes most of the low country plantations board members. We will be sending Gary and Dan. Gary will be speaking about renter initiatives.

9. Foreclosure discussion- The board may file a foreclosure action against any owner for them to bring their account current. We will ask our attorney to review our recommendation, give a quote on cost and then file.
10. Miscellaneous? The WI-FI as not been installed. Bundy will contact Hargray again. We received bids to repair the guard shack cupola from FFC for \$6248 and the pavilion cupola for \$3170. Work at the entrance needs Brown Management approval as they pay half the cost. Gary will contact them. Motion by Thompson and second by Gaither to repair the pavilion and cupola. AYES: All. Motion carried. Motion by Thompson and second by Gaither to repair the guard shack and cupola following negotiation with Brown Management to share the cost 50/50. AYES: All. Motion carried.

IV Reading of the Treasurers Report- Jack reported no need for changes to the Bundy report. Gary asked all to begin thinking of 2015 budget items.

V Management Report-Presented by Kathy Bundy

1. Robert reported That Plantation Pool installed a new chlorinator at the pool.
2. The receivables list was reviewed and discussed by the members. The association has 8 (eight) liens and nine homes in foreclosure. Eight homes have sold in 2014.
3. New insurance was purchased with a new company at a reduced rate.

VI Committee Reports-

1. ACC31 homes were sent power washing violation notices on 7-23-14 and of that 17 have complied.
2. Social-Next event is Labor Day week-end.
3. Beautification- Gary will contact them since several areas need work.

VII Adjournment- Motion by Gaither and second by Salazar to adjourn at 4:45 p.m. AYES: All. Motion carried. Next meeting is September 11, 2014