

**Eagle's Pointe Property Owners Association
Annual Meeting Minutes Held December 6, 2012
At The Eagle's Pointe Golf Course Clubhouse**

1. Call To Order

- A. Established with Kathy Bundy that we had a quorum through attendance & proxies.
- B. Meeting format established - Business Meeting/Adjourn/Questions & Answers

2. Welcomed and thanked all home owners for attending the meeting.

3. Motion to approve 2011 Annual meeting minutes was made by Don Beck and seconded by Meg Hendy and approved.

4. Presidents Report

A. Lamp Post Project

- a. Potential areas that could possibly need light were reviewed.
- b. Determined that we had a possibility for 10 additional lamp posts.
- c. President met with residents representing 8 of the 10 areas that would be affected by adding an additional lamp post. The final tally resulted in only 3 areas where the residents wanted additional lighting. Of the 3 2 lamp post have been installed and 1 more will be installed.

B. All common areas have had new pine straw added.

C. New sod was laid at the south end of the pool

Also, a baby alligator made its way into the pool. Fortunately, one was using the pool at the time. Apparently the gator was able to get under the fence at the south end. This area has been made more secure by adding landscape timbers adjacent to the fence.

D. Sometime within the next few weeks we will have all the backings of the stop and speed limit signs replaced with a more durable material. Five of the stop signs that are faded etc. will be replaced. The balance are in good condition and just need to be cleaned. VOLUNTEERS TO HELP WITH THIS PROJECT WOULD BE APPRECIATED

E. The playground equipment was power washed this year.

F. We are down to approximately 12 lounge chairs for the pool area. Twenty four new chairs will be added for the next season. Twelve of the chairs have been purchase with monies from this years budget and 12 more will be purchased using next years budget.

NOTE: Storage room in much need for reorganization. I would like to discard the small charcoal grill and the large smoker type grill. I have never seen either of these used.

G. To comply with Fire Department regulations, an outside cabinet has been installed for securing the propane tanks.

H. Community Stats

- a. Homes sold 9
- b. Homes w/liens 9
- c. Homes in f/closure 8

I. Community Reserve Funds Update

- a. Eagle's Pointe Reserve \$379,082.06
- b. Eagle's Pointe Road Reserve \$124,540.00
- c. Entrance Road Reserve \$ 52,692.23 controlled by Golf Course Owners + \$50,058.59 that the BOD has withheld and put into CD's. To date no monies have been put into the fund by golf course ownership. The golf course will be under a new management company effective 1/1/13.

Also, the golf course is up for sale and rumor has it that this might be close to becoming a reality. A company that currently owns 2 other courses in the area has expressed interest and it is possible that Textron, the current owner, might be ready to move on this. I am trying to make contact with the local people to see if they are aware of the monies that belong in the road account.

Question: Should the Board seek ownership of the front entrance and main road and have the golf course pay us for the maintenance etc.

Response to this was positive and it was suggested that a motion be made that the POA pursue this objective.

Motion was made by Meg Hendy and seconded by Tom Margarta to pursue the Eagle's Pointe POA pursue having the entrance and entrance road deeded back to the POA and have the golf course pay the quarterly fee to the POA.

- J. Recently I had an hour & one half discussion with one of our residents. I believe the reason for the discussion was due to some of my comments in the last newsletter. The home owner was appreciative of the Board's efforts to maintain a nice

community however, he felt that the Board was not held in very high esteem because of the ill will that seems to be associated with owners receiving a citation. He did feel that a simple call or knock on the door would be more preferable for a first offense. I did try to explain that our purpose was maintain a neat and orderly community with the hopes of maintaining our property values. As a result of this discussion I decided to do a little research to see just how many citations have been written this year. The stats are as follows:

| | | |
|------------------|-----------------------|--|
| a. P/Washing | 103 citations written | (38 of which were 2nd, 3rd or 4th notices) |
| b. Yard | 12 written | (shrubs needing trimming, etc.) |
| c. Miscellaneous | 4 | (includes trash can, etc) |
| d. Parking | 25 | (many of these were to the same resident) |

That's a total of 144 of which I would say 50 or so were owners that didn't respond to the 1st notice.

Committee Reports:

President thanked all the volunteers that in one way or another try to help make this community a better place to live. People like Carla Carte (Social), Holly DiGesu (Newsletter), Leo Kinsella (Bulletin Board & Golf League), Lynn Cutshall (Beautification) Don Dodd (Security) and Norma Schurgot (Good Neighbor). And I want to thank all the people that help these folks that give of their time. Also, a thank you to Polly Bailey and her elves for the Christmas decorations which have not been able to enjoy due to a cut wire someplace. It is being worked on.

Social - had a great year with 3 great cook outs, Easter Egg hunt, Christmas Party coming up, etc.

Communications - three newsletters published

Good Neighbor - no updates

Security - no updates

Beautification - several areas had new flowers planted and pine straw placed

Architectural Control Committee - for some reason I overlooked this committee during my review. However, I did acknowledge their contributions to the community in a separate memo to the committee members.

Treasurers Report:

End of Year Report

A. Total Income to date: \$184,859.98

a. We have written off - \$13,741.27 in uncollected POA fees this year.

These are fees we were unable to collect due to foreclosures and bankruptcy.

b. We have - \$38008.20 in POA fees that are currently due to the Association. The BOD continues to vigorously pursue these fees and have placed liens on a number of properties in an attempt to collect monies due the Association.

B. Total Expenses to Date: \$154,425.78

a. We still have a number of outstanding bills including 1 quarter of expenses that we share with the golf course.

Reserves:

| | |
|--|---------------------|
| A. Reserve Fund | \$379,082.59 |
| B. Road Reserve Fund | \$124,540.00 |
| C. Disputed Road Reserve w/golf course | \$ 50,058.59 |
| D. Joint Road Reserve Fund w/golf course | <u>\$ 52,692.23</u> |
| Total | \$606,373.41 |

It should be noted that items C & D per the Covenants should be totally controlled by the owners of the Golf Course. Since the owners have never added one cent to the fund and because only a simple signature of a golf course representative is required to remove the money from the account, the BOD decided to hold the additional (C) money in escrow.

Election of Open Board Positions:

A. Opened the floor for any other nominees. No new nominations were made.

B. Motion to close nominations and accept slate that ran was made by Holly DiGesu, seconded by Don Beck and approved.

New Business:

A. Lynn Salazar and Dan Wilber were announced as being re-elected to the Board.

Motion to adjourn the business portion of the meeting was made by Meg Hendy, seconded by Don Beck and approved.

QUESTIONS FROM HOME OWNERS FOR 2012 ANNUAL MEETING

Comments:

1. I recommend the gravel surface on the lake path. The old surface is very slippery when wet. I saw a jogger fall down. There is standing water after heavy rain on the old surface. [Slippery = liability].
2. We need latches on the tennis court door gates. \$5 each at Grainger or Lowes [fork latch].
3. Need new "Danger Alligator Signs."
4. No speed bumps.

Question:

Can you consider plastic bag dispensers along lake path? We see these all the time in public parks. Would require volunteers to refill bags.

Answer:

We tried this once with a place to deposit the bags. However, no one would volunteer to remove the used bags and instead all we ended up with was a terrible odor. In fact when the bins were full the filled bags were left on the ground. Based on our previous efforts and results we will at this time not entertain trying again.

Question:

Can a notice go out to all home owners when a burglary, etc. is reported, - by email?

Answer:

We have approximately 174 email addresses. We can work with our Management company to see what it would take to send out an email blast to all the emails that are available. Please remember that the neither the POA nor the Management Company gets a notification when something is reported to the police. Usually we will see it only if it gets printed in the newspaper.

Question:

Can we please order one or two extra water pumps for the lake fountains to have on hand when one goes out? It seems it takes 2 to 4 weeks to get these fixed when they stop working since we have to order and wait for a new one. I'm concerned about the increase of mosquitos when they are out for more than a week. Thanks.

Answer:

It is my understanding that there are two sizes of water pumps that are used. In order to keep one of each unit on hand to avoid a 2 to 4 week down time would cost the POA \$5,088.60. This issue has never been brought to the attention of the Board prior to now but my guess would be that unless there is much more support for this we will not vote to spend money on items to keep on hand just in case.

Question:

I did not see a \$ figure from our relationship with Hargray, what is the amount?

Answer:

The contract with Hargray called for a 10 year agreement with an initial payment of \$25,000.00 received at contract signing. This was the minimum amount that we would receive. Each quarter since signing the agreement Hargray credits 3% of total sales from Eagles Pointe towards the \$25k initial payment. Once we reach the \$25k and assuming we have not reached the 10 years we will receive additional quarterly payments until the 10 years are up.

Through the 3rd quarter of 2012 we have received \$18,058.38 towards the \$25,000.00. This leaves us a balance of \$6,941.62 still to be credited towards the \$25k. At the end of the 4th quarter, 2012, we will still have six years left on the contract. If we stay on course and payments remain at the same rate then we should be at the \$25k initial payout by the 1st quarter of 2014. This would leave us 4 and 3/4 years of additional payouts.

Question:

Subject: Waste Water Facility and Surrounding Area - Poor Maintenance

1. Wax Myrtles have been allowed to grow wild. Why can't they be cut back and kept neatly trimmed like the ones at the facility on Glen Lake ?
2. Why doesn't our landscaping company edge the mulched area behind the facility and spray weed killer on the encroaching patches of grass and briar vines?
3. Why are pine cones not picked up weekly? Often times it will be 3 to 4 weeks before they are picked up.

Comment:

In my opinion this area should receive the same quality of maintenance as the common ground areas visible from the streets.

Answer:

The Board will get with the landscape company and review these specific areas and concerns to get more consistent workmanship.

Question:

Could the Board or particular committee in charge of general maintenance become more proactive? It seems that necessary repairs, painting, fixing should be done on a scheduled maintenance basis or before complaints are lodged.

Answer:

If you can give us more specifics about what you are referring to we can better address the issue. Although we do not have a set schedule for painting and fixing things, we have always addressed maintenance needs as quickly as possible.

However, because the community is starting to show its age the Board is becoming more aware of areas that will be needing maintenance.

Question:

Due to speeding down Muirfield to first stop sign at Muirfield and Eagle's Pointe Drive, (I think its Muirfield Drive) could we have another vote on speed bumps being installed?

Answer:

We can if we get enough residents to request one.

Question:

How much would a gate cost at the entrance to put up and maintain? No one has actually come up with a price.

Answer:

About five years ago a study on adding a gate at the front entrance was looked at. First we would need the permission of the golf club since they own the front entrance. Second the cost was somewhere in the vicinity of \$40,000+ with a significant amount for a maintenance contract which would be necessary in order to keep it up and properly running.

Question:

Budget: At the end of the fiscal year and after all bills are paid and loses written off, what happens to remaining monies?

Answer:

Any monies remaining after all obligations are met are put into the Reserve fund.

Question:

How much is Bundy Management's annual fee? No line item shows this. Gross is sufficient.

Answer:

Bundy Management's fee is \$17,700.00. You can find this under the Administrative Section, line item referencing Management.

Question:

Does the Board as a matter of good practice interview other management companies at least every 3/4 years for comparison? Understand that lowest bid is not always the best deal.

Answer:

Yes, the Board has made it a practice to solicit other quotes not only from our Management Company but for all services. At times if a company indicates it will give carryover pricing the Board might opt to go that route. As a practice the Board does not accept pricing increases without at least considering other options.

Question:

Does person who prepares newsletter articles use spell check or have someone proof read?

Answer:

The person who prepares the newsletter does not do any proof reading of articles submitted. If we can get a volunteer to help with the newsletter it would be a great help to our other volunteer and an asset to our community newsletter.

Question:

Does President of Association get any perks for his service? Think he should - like membership fees to golf.

Answer:

I love your thinking but NO the President does not receive any perks for his service. Everything he does as the rest of the Board is done on a volunteer basis.