

Eagle's Pointe Property Owners Association
Annual Meeting Minutes
December 10, 2002

Pursuant to notice duly given, The Eagle's Pointe Property Association held their Annual Meeting at the Bluffton Municipal Auditorium. The meeting was called to order by Bill Gordon on December 10, 2002 at 7:30pm. Present for the Board was Bill Gordon, Paul Atkins, Jill Barbor, Steve Emerick, and Todd Elliott. Present for the Management was Kathy and Robert Bundy.

A quorum was established when Robert confirmed and Bill announced that 35 homeowners were in attendance and 112 homeowners were represented by proxy. 58% of all homeowners were represented allowing the Annual Meeting to continue. 247 home sites have been sold to date.

A motion was made, seconded, and passed unanimously to forgo the reading of and approve the minutes from the November 5, 2001 Special Meeting, and the minutes of the 2001 Annual Meeting that was held on April 23, 2001.

A motion was made, seconded, and passed unanimously to approve the financials through November 30, 2002.

In the President's report, Bill indicated that Centex has not yet completed the punch lists for our common areas in Phase I, II, IIB, and III, and that this would be a priority in 2003. Homeowners raised concerns that items on the punch list(s) were not being taken care of by Centex. Homeowners suggested protesting at other Centex developments or taking out adds in newspapers claiming Centex's shortcomings. Bill advised that homeowners not use these methods until the Board feels that it has exhausted every other avenue of recourse. Bill is still hopeful that Jeff Wiggins and Centex will fulfill their obligations to Eagle's Pointe.

Bill gave a detailed overview of the 2003 Budget to the membership. Homeowners dues will remain at \$670 annually, however the reserve assessment has been raised to \$95 annually. Bill explained that the reserves are being raised to help the POA anticipate the "actual" costs of replacing the pavilion roof, the pool deck, the concrete in the pool, and the wearing surfaces of our roads and the portion of the entrance road that the POA is responsible to pay for. The reserves have not been raised since 2000 and have not taken cost increases for materials and labor into account. The reserves have been recalculated to reflect a 3% annual increase to allow the POA to keep up with increases in material and labor costs for the above mentioned repairs. Bill informed the membership that in 2004 the Board will probably hire an outside company to assess the repair prices of the above mentioned items so that the reserves can be budgeted appropriately to pay for such repairs.

Bill noted that there was an error on the Ballots that were distributed to those homeowners present. Special Assessment #1 should indicate a \$67 assessment not \$63; and Special

Assessment #2 should indicate a \$63 assessment not \$67. Bill further noted that the Proxies were correct. Bill told the homeowners to turn in the blue ballots, that were in each owner package provided before the meeting, and not the proxies that they filled out and sent in to Bundy prior to the Annual Meeting. Additionally, if any of those present were named as another owner's proxy, a ballot and the proxy form for that other owner has also been provided to the proxy; and the ballot should be completed as indicated on the other owner's proxy form.

Special Assessment #1 for \$67 per homesite would allow the POA to purchase and install a new filtration system for the pool. Special Assessment #2 for \$63 per homesite would allow the POA to purchase and install irrigation systems in the six common areas within Phase I and II. Special Assessment #3 would allow the POA to purchase and install computerized security locks at the pavilion restrooms. The Special Assessments require a 2/3 vote of homeowners present and homeowners represented by proxy. #4 – the election of the New Director was taken off of the ballot since Jack Murphy withdrew his name from nomination (he is taking a teaching position overseas). Bill explained that in accordance with the bylaws he would stay on as a Board member until the remaining Board members could find his replacement at which time he would resign and allow the new director to serve the rest of the 2003. At the end of the 2003 the appointed person will be up for election for the remaining two years of the three year term. Bill then asked that interested homeowners submit their "resume" to Bundy so that the Board could review them.

Russ Barbor reported that the Architectural Review Committee is looking for additional committee members. He informed the membership that the ACC will do its best to work with homeowners in getting submittals approved in a timely fashion. He expressed that the ACC would like to be more hands on and make themselves available to homeowners so that projects can be expedited. Bill expressed his gratitude to both Russ and especially to Sue Howard for their hard work.

Jill Barbor reported that she would like to step down as Recreation Committee Chairperson. She gave an overview of the responsibilities of the committee Chairperson. Bill expressed his thanks for her hard work and asked that the membership give her a round of applause.

Jim Morrison gave an overview of the problems that the Infrastructure Committee is working on. The primary concern of the Infrastructure Committee over the past year has been the lake. Jim explained that Tony Waeschle had expressed an interest in taking on the "lake" issues. Jim noted what an outstanding job Tony has done and is doing on the cleanup of the lake. Jim then asked Steve Emerick to give an overview of the action that is being taken with the lake (Tony was not present to give this report). Steve explained that the cattails had been sprayed and removed from the lake and that 240 weed eating carp would be purchased and put in the lake to eat the weeds. Reducing the weeds will help keep the algae on top of the lake under control. Tony and his committee will try to stay on top of Estate Management, the company maintaining the lake, to keep the cattail problem under control.

Tracy Lott reported that she and Joe will be leaving Eagle's Pointe in January and she is hoping that someone will volunteer to "oversee" the Social Committee. Tracey explained that different people have offered to run particular functions, but there still needs to be one person to coordinate the social functions. Bill thanked Tracey for all of her hard work over the past year and asked for a round of applause.

Bill thanked Gail and David Bowyer, Richard and Linda Smreczak, Don and Sue Howard, Ray and Norma Jean Schurgot, Ed Pepka, Tracey Lott, and Susan Horn for delivering POA information to homeowners. This enabled the POA to reduce the amount of money spent on postage. Bill asked for a round of applause for these individuals.

Steve Emerick gave an overview of the "trash" situation. He reported that Republic Waste was willing to give Eagle's Pointe homeowners the best deal on trash and recycling pickup. Republic will give a small discount for trash removal and include recycling in the quoted price if 150 or more residents contract with Republic Waste. Using one trash removal company will mean less wear on our roads, fewer trash vehicles circulating through Eagle's Pointe, and safer roads for our children. The new rates will take effect once Republic Waste has collected 150 or more "customers" from Eagle's Pointe and bills will be adjusted accordingly. A round of applause was requested for and given to Steve for his hard work.

Bill opened the floor up for questions, concerns, or comments.

1. Why aren't the roads within Eagle's Pointe maintained by the town of Bluffton since we are not a gated community? Bill responded that the roads are privately owned by the POA not the town and that the town would have to agree to "take" the roads from the POA and that is highly unlikely.
2. Are repairs to the sidewalks the responsibility of the homeowner on whose property the sidewalk sits? Bill responded that technically the answer is "yes", however the Board should consider the question and work it into the reserve assessment.
3. Can the POA go back to DHEC and demand that Centex replace the filtration system since it is too small and inadequate for our pools? Bill responded that we cannot sue the state because they have "sovereign immunity".
4. Can the POA go back to Centex and demand that they replace the filtration system? Jill responded that since Centex installed a system that DHEC approved we have no recourse with Centex.
5. Can the Board ask LinksCorp to remove the old Centex Sales sign that has been painted over? The Board will have Bundy address this issue via letter.
6. Can the Board contact LinksCorp and ask them to do something about the algae problem in their lagoons? The Board will have Bundy address this issue via letter. Bill also suggested that homeowners make complaints to Kevin Morgan at LinksCorp.
7. Can the Board ask Centex why Stratford Drive is pitch black? Mr. Kusher was told by the Centex sales people that Stratford Drive would have ample street

- lighting upon Phase III completion. The Board will have Bundy address this issue with Jeff Wiggins.
8. Can we use something other than pine straw in the common areas (for instance pine bark)? The Board will have Bundy instruct Magnolia to make a cost comparison.
 9. Can the Board contact Centex about cleaning up the concrete that was dumped on the street while fixing a neighbors driveway? The Board will have Bundy address this issue with Jeff Wiggins.
 10. Will the ACC make “on site” approvals of minor improvements? Mr. Barbor replied that the ACC would do its best to be at homeowner’s disposal and approve small projects on site.
 11. Some homeowners were told by Dowel that Centex turned over a box of Christmas decorations for the entrance to the POA Board. Bill responded that that was not true and that the POA has no control over decorating or landscaping the entrance. Complaints should be addressed to LinksCorp since they control the entrance.
 12. Wires are hanging out of a lamppost on Forest Hill Drive. The Infrastructure Committee will address this issue.
 13. Who pays for the electricity and lampposts along our roads? Bill and Kathy Bundy reported that we rent the posts from Palmetto Electric and we pay a flat fee for the electricity no matter how long the lights are on.
 14. Jim Morrison expressed his appreciation for the hard work done by the Board and Bill Gordon in particular. A round of applause was given.
 15. A homeowner raised the point that Eagle’s Pointe is now considered “Okatie” and that in addition to the new zip code we now need to use Okatie as our city for our mailing address. Bill assured the membership that the Board would ask Bundy to look into that issue and that the answer would be published in the next newsletter.

98 votes in favor of each assessment was needed in order for the special assessment to pass and be implemented.

- Special Assessment #1 was passed with a vote of 103 in favor of a new filtration system.
- Special Assessment #2 was not passed with a vote of 83 people in favor of irrigation systems in Phase I and II.
- Special Assessment #3 was passed with a vote of 105 in favor of new security locks on the restroom doors at the pavilion.

Bill Gordon introduced Robert and Kathy Bundy to the membership as our Management team.

A motion was made, seconded, and unanimously passed to adjourn the Annual Meeting. There being no further comments, Bill adjourned the meeting at 9:28 pm.

Minutes prepared by Jill Barbor, POA Board Secretary