

**Eagle's Pointe Property Owners Association
Annual Meeting Minutes
December 2, 2003**

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 Bob Erickson on December 2, 2003 at 7:10 pm. Present for the Board were Bob Erickson, Jim Breining, Tony Waeschle, Scott Whitcher and Todd Elliott. Present for the ACC were Russ Barbor and Matt Michalak. Present for the Social Committee were Traci Smith and Mona Ward. Present for the Management were Kathy and Robert Bundy.

A quorum was established when Bob announced and Robert confirmed that 45 homeowners were represented by attendance and 80 homeowners were represented by proxy. Being that 50.2% of all homeowners being represented allowed the Annual Meeting to continue. A total of 62 individuals attended the meeting including members of the Board. A total of 249 Eagle's Pointe home sites have been sold.

A motion was made, seconded, and passed unanimously to forgo the reading of and approve the minutes from the 2002 Annual Meeting that was held on December 10 2002

Candidates for the Board of Directors were introduced and asked to stand. Ballots and proxies were passed out; then the completed ballots were collected by Bundy Management for counting.

In the President's report, Bob covered several issues:

Centex

He noted that the Eagle's Pointe Community Centex Punch List is finally near completion. Jeff Wiggins has promised that all items on the list will be completed by the end of 2003. After Jeff notifies the Board that all work is completed, members of the Board, the ACC and Bundy Management will review the work to see that it is done to our satisfaction. The Board will not sign off on the work until we are fully satisfied and at that time everything will be turned over to the community. Bob also noted that several homeowners also have issues with Centex and that the board could not help with those issues. He asked for a volunteer to spearhead a drive to identify all individual issues and make a single list to which the Board would give its weight and backing.

Links Corporation

Links Corp and the POA have joint ownership of property at Eagle's Pointe. Links owns the front entrance, Eagle's Pointe Drive and the golf course property backing to individual POA properties. The POA owns common areas to include cul-de-sacs and the recreation areas around the pavilion. The POA is responsible for 50% of the cost of the upkeep of the front entrance of Eagle's Pointe. Links has installed and will continue to maintain Christmas decorations at the front entrance. Also significant maintenance work will be done on the front entrance once the growing season is done. Links has also agreed to pay 33% of the cost to repair the sinkhole on Muirfield Drive.

Survey

A total of 126 surveys regarding screened enclosures were returned, or 51% of all Eagle's Pointe home sites. Of the number returned, 83 or 64% desired a change to the design standard. Bob noted it was not the intent of the Board or the ACC to constantly make changes to the design standards. Only when there is significant response from homeowners about a specific design standard will it be addressed. The Board and the ACC will in 2004 establish a formal procedure for any future changes in the standards that may come along. The Board and the ACC are determined to maintain the design standards voted on by the POA last year. It will only be when a single issue comes up that the community will be asked to participate.

Violations

The board members and members of various committees no one wants to be a policeman when it comes to violations of the rules and regulations of the association. No one wants to knock on a neighbor's door to tell them they are in violation of one of the regulations or submitted a modification request that was against the design standard. But since we are in leadership positions it is our obligation to make sure everyone

lives up to the rules. A procedure for a violation is usually processed through the ACC. The ACC will make an attempt to contact the party involved to notify them of the problem and attempt to solve the problem through the first initial contact. If this does not work a letter will be sent out by Bundy Management detailing the violation. If this still does not solve the problem then the ACC can recommend a formal violation notice be sent with possible fines for non compliance. The violation will specify time the violation must be fixed and list any fines. These fines stay with the property and must be paid before the property can be sold. There have been an increasing number of several violations; these include overnight parking on the street, signs on trucks, cats and dogs running loose, speeders and modifications to homes without ACC approval.

Street Lights

There have been a number of reports of street light problems. If you notice a problem with a street light get the number off the pole. If it during weekday working hours call Bundy Management otherwise call Palmetto Electric Coop and the problem will be fixed.

Committee Volunteers

Those attending the annual meeting were asked to consider signing up for POA committees. Sign up sheets were in the back of the auditorium.

Gated Community

The possibility of installing gates at the entrance of Eagle's Pointe was brought up at the owner's forum. This was investigated by the BOD and Bundy Management. Gates similar to those at Island West were researched. We have received quotes between \$25,000 to \$30,000 for installation plus \$3,000 to \$4,000 annual maintenance costs. Additionally we may fall under stricter PUD documents if we become a gated community. Due to the high cost and other concerns it is not a high priority on the BOD at this point. Should something unforeseen occur it will be readdressed.

Irrigation

The highest priority on the owner's survey was irrigation of the common areas. The BOD has requested bids and is in the process reviewing the low bidders. The cost will be approximately \$15,000 to install the systems in the 5 common areas. Due to the low interest rates the Board has decided to forgo a special assessment and get a short term loan to do the work. A line has been put in the 2004 budget to cover the loan.

Communication

The Board is looking for better ways to communicate with the association members. Any suggestions on how to better communicate the activities and concerns of the community are always welcome. Currently the BOD minutes are on the Eagle's Pointe web page. There is a quarterly newsletter. Another owners forum will probably be held in late spring depending on when we issues to discuss.

2004 Goals

- Work with committees to begin to develop long range plans for our association.
- Have a consulting firm come in to review our reserves and determine if we are collecting sufficient amounts for the correct items. Initial study only in 2004. 2005 contract for work.
- The Board would like to establish better rapport with the communications committees so we can work better together for the benefit of the community.
- Formalize procedures where procedures need to be done.

All BOD meeting are open to association members. The Board meets the Thursday after the second Monday of every month at 4pm in the members' room at the clubhouse. Committee meetings are generally closed as they cover more specific issues. They are usually held in a committee member's home so there is less room for non members. If you feel you have something to contribute to a committee please contact the committee chairperson and tell them of your interest.

Treasurer's Report

Scott Witcher gave the Treasurer's report. Scott reported the 2003 finances to be good. There are sufficient funds to cover all known bills for December with a sufficient balance to cover the POA share of repair cost the front entrance area caused by the water pipe installation by the county. There were a number of unexpected expenses in 2003, these included: \$3,000 extra cleaning costs in the pool area due to vandalism, \$1,600 for special treatments to the lake to kill weeds and \$21,000 to repair of a sinkhole on Muirfield drive. Links Corp. will pay \$5,666 towards the sinkhole repair. These funds will be put back into the POA's reserve funds.

Scott then reported on the 2004 budget. He reported that no special assessment was planned for 2004. Also based on the total owner assessment (regular, reserve and special assessments) will go down by five dollars in 2004. All maintenance contracts were put out for competitive bids and new lines for irrigation and beautification have been added.

ACC

Russ Barbor presented the Architectural Control Committee report. Russ announced the result of the homeowners' survey concerning the possible change to the design standard for screened enclosures. A total of 126 surveys were returned or 51% of all Eagle's Pointe home sites. Of the number returned, 83 or 64% desired a change to the design standard. Russ stated the ACC's desire to come up with a design standard that would be acceptable to the community. He noted that the ACC cannot please everyone and did not want to become the community design standard police. All ACC decisions are based on the currently published Declaration of Covenants, Conditions and Restrictions. Russ said the ACC will work with everyone submitting a modification request. There were several of those in attendance who stated that they were happy with what now appears to be a gentler and kinder ACC that is focused on a better community. (Note, Russ resigned from the committee after the meeting).

Bundy Management requested that if anyone is selling or renting their home that they insure that the new owners or renters receive a copy of the Declaration of Covenants, Conditions and Restrictions. If they need copies notify Kathy Bundy and she will get them a copy.

Infrastructure Committee

Tony Waeschle presented the Infrastructure Committee report. Tony reported on the joint meeting of the infrastructure and garden committees. At this meeting it was decided to merge the two committees into a single committee with a common cause to be called the Beautification Committee. This committee has elected officers and assigned members to research different plants and trees and standards for possible planting around the lake and in the common areas. He noted that a line item has been added to the 2004 budget in the amount of \$4,500 to purchase plants for all common areas at Eagle's Pointe not just the lake. Next Tony gave a report on the condition of the weeds in the lake. The special treatment to the lake has been successful and any remaining grass can be controlled using normal maintenance sprayings. The award of the 2004 Landscape Management contract is expected at the December BOD meeting. The new contractor will make major improvements to the coquina walk paths around the lake and going to the pool. Future beautification fund raising activities are being defined as to type and frequency by the committee. Planting rules and regulations are being established and will be passed out to all owners. Tony was given a round of applause for all his work concerning the lake.

Social Committee

Traci Smith presented the social committee report. Traci thanked all volunteers, without whom all the parties could not take place. She announced that she could not continue on the committee but would support the new chairperson. The dates for the children's Christmas party was announced as December 13th and for the Adult party as December 14th.

Voting Results

The BOD election results were announced by Kathy Bundy. Those elected were Jim Breininger, Bob Erickson, Tony Waeschle and Scott Witcher.

There being no further comments or business, a motion was made, seconded, and unanimously passed to adjourn the Annual Meeting. Bob adjourned the meeting at 8:40 pm.

Minutes prepared by Scott Whitcher, BOD Secretary/Treasurer