

**Eagle's Pointe Property Owners Association
Annual Meeting Minutes
December 2, 2004**

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 John Dwyer on December 2, 2004 at 7:00 pm. Present for the Board were John Dwyer, Jim Breininger, Todd Elliott, Joyce Erickson, and Scott Whitcher. Present for the ACC was Gary Bailey. Present for the Social Committee was Carla Carte. Present for the Lake Committee was Roland Spressart. Present for the Eagle's Pointe Golf League was Leo Kinsella. Present for the Eagle's Pointe Book Club was Peggy Pantano. Present for the Management were Kathy and Robert Bundy.

A quorum was established when John announced and Robert confirmed that 40 homeowners were represented by attendance and 87 homeowners were represented by proxy. Being that 51.0% of all homeowners being represented allowed the Annual Meeting to continue. A total of 74 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 2003 Annual Meeting that was held on December 2, 2003

President's Report

John recognized Bob Erickson who had to resign as president this summer due to business concerns. He thanked Bob and wished him and Joyce good luck in their move to Moss Creek.

John then covered other things that happened during 2004:

Lake

John noted the condition of the lake and the new fountain. He noted that a study of the pathways around the lake was done by Thomas and Hutton Engineering. A copy of the report was presented for anyone interested in viewing it. The issue of how to repair the pathway is yet to be decided. Some funds are available for the initial repair work. The Beautification Committee had several planting around the lake and did some repair work to stabilize the end of one of the concrete paths coming from Muirfield Drive to the lake.

Beautification

Several plantings in the common areas and around the lake have added to the appearance of the community. The benches added to the circles by the Beautification committee have also added to the overall appearance of the community.

Centex Punch List

He noted that in September a final walk-thru was made with the Centex representative and an agreement was reached on what repairs to be made. Most of the repairs will be make to the roadways and some at the Pavilion. Jeff Wiggins hopes to start repairs in the near future. The Board will continue to keep on Centex until the repairs are made.

Irrigation

Extensive irrigation systems were added to the common areas (circles) where no irrigation was already in place. This has allowed the grass to grow in the circles and greatly increase the appearance of the circles along with the plantings done by the Beautification committee.

Social Committee

The position of Social Committee Chairperson was vacant for the first half of the year. Since Carla Carte took over the position in the late spring of this year the committee has been more active than it has ever been.

Library

A new library has been established in the clubhouse member's room. Many books have been donated; so many in fact, that an addition bookcase is needed. If you need a book to read or have some books to donate stop by the clubhouse during daylight hours. A book club is also active in the community.

Other Activities

Several activities have sprung up during the year. Water aerobics in the pool was well received. Tennis lessons have been added and the golf groups are very active.

Pool

An engineering survey will be done in 2005 to investigate the crack in the bottom of the pool to see how serious it is. At some point of time it will need to be repaired at a substantial cost. There are funds in the reserve fund to cover this cost.

Vandalism

There is a problem with vandalism at Eagle's Pointe. A community meeting was held this summer and as a result a digital camera surveillance system will be installed at the pool/pavilion area. The system to include two cameras will be installed by Custom Security once all contract issues are settled. The bathrooms at the pavilion have also been targets of vandalism. It can not be strongly enough emphasized that you not give out your bathroom security code to anyone outside of your family. We have the ability to download the codes when there is vandalism. Recently a group of boys have been causing damage (breaking of windows) with a BB gun. We are getting closer and closer to identifying the individuals and when we do we will prosecute the individuals. If anyone sees or hears anything they should notify the police so they can document the problem. We need your eyes and ears to help stop this problem.

Treasurer's Report

Jim Breininger gave the Treasurer's report. Jim reported the 2004 finances to be good shape.

Jim gave a detailed report on the reserve fund. He detailed a couple of large expenditures from the fund over the past couple of years. He noted that it has been 5 years since the last study of the projections for the reserve fund items and we are not sure if our projections of funds required are still accurate. Jim stated we will be having a professional study done in 2005 to tell us if we are on track with our projections. Additionally it will add items that were not covered in the initial study such as sidewalks and fences around the pool and tennis courts. A question came from the floor (**Bill Hendy**) concerning the broken fountain at the entrance to Eagle's Pointe. The POA is responsible for 50% of all entry area costs. While the repair cost is not yet known, we will probably be paying Links Corp for part of the fountain repair cost from our reserve fund. Another question came from **Bob Stelmack** asking if the Board of Directors had the authority to increase the reserve fund payment from owners if the study indicated the need for additional funds. He was advised that the Board may increase each homeowners reserve fund payment by up to 10% per year without coming back to the owners.

Jim noted that there are sufficient funds to cover all known bills for December with a sufficient balance to cover the POA share of the storm water monitoring and entry road assessment paid to Links Corporation each year.

Lastly Jim provided details on budget lines with significant changes 2004 to 2005. A number of questions came from the floor as a result of these details. **Gary Bailey** questioned if the pool furniture will be stacked or covered. He was advised that that is normally done by Ward & Co or by the Pool Company. **Al Travison** questioned the increase in insurance costs. More details in what was included in the cost were provided. **Bob Stelmack** wanted to know if it would be practicable to dig a well to irrigate the common areas. It was noted that the cost to run pipe to all the common areas would be cost prohibitive as well as that the amount of water that could be taken from the aquifer is limited by law. Finally **Don Whittman** questioned if the POA documents could be downloaded vice having to pay \$100. He was advised that the Board wants to insure that all new owners have copies of the documents in case there is some dispute over a violation. Also other items will be given in the welcome package to include bathroom codes, pool passes,

and the possibility of a new mailbox or license plate holder. The cost is collected at the closing so it is a minor part of the settlement cost and the POA does not make any money on this change.

A motion was made, seconded, and unanimously passed to accept the Treasurer's report. A second motion then was made, seconded, and unanimously passed to accept the 2005 Budget.

Election of New Directors

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.

Committee Reports

ACC

Gary Bailey presented the Architectural Control Committee report. Gary stated that the ACC is responsible for review and approval of all projects making permanent changes to the exterior of the homeowner's property. They will approve or disapprove the submittal and notify the homeowner of the result. Additionally if the homeowner is in violation of a section of the CC&Rs the ACC will notify the homeowner to take corrective action. The ACC is currently reviewing the Design Standards in order to make them more clear to the homeowners as to what projects must be submitted and approved by the ACC.

The main complaint the ACC has been receiving from homeowners is the parking of commercial vehicles and boats in driveways (CC&R Sec 7.14). The ACC is recommending that a grace period to be extended to homeowners so they may address any means necessary to be in compliance with this section of the CC&R. A question from the floor asked if there were any areas within Eagle's Pointe to park boats. There are no available areas within Eagle's Pointe for this purpose. **Bill Hendy** stated there is a commercial storage area on RT 278 that could be used. **Ron Rimko, Cal Roberts and James Poland** spoke in opposition to the proposed revised commercial vehicle policy. Parking on the street was also brought up. **Mike Brock**, a retired policeman, noted that when there is parking on the street, emergency vehicles are always afraid of hitting a child coming from around the parked vehicle. He also noted that the home values are 12% higher, per real estate agents, in areas where on street parking is not allowed than where it is allowed. Another question came from the floor concerning the community letter that was sent out last spring for exterior house cleaning. Some of these were cleaned others were not. Gary stated that this is an ongoing problem that the ACC is addressing and may result in fines to homeowners who do not keep their exterior in good condition.

Bill Hendy asked if the Board could mandate a single garbage collector in Eagle's Pointe. John noted that that was not possible but that a special rate with Waste Management had been negotiated. Also two years ago a vote was taken by the community to see if they wanted a single garbage collector and it was defeated.

Infrastructure Committees

Beautification Committee

Scott Whitcher presented the Beautification Committee report in the absence of the chairperson, Margie Sollish. Scott noted the committee spent almost its entire budget plus the amount brought in by fund raisers. He listed the types of plants put in the common areas and around the lake. He thanked all volunteers for their help which greatly reduced the cost of each planting. The committee is trying to fill the barest areas in the community first. Scott stated that they are trying to plant a little bit in all areas rather than completing one area then moving on to another.

Lake Committee

Roland Spressart presented the Lake Committee report. Roland noted that after the special treatment to the lake late last year the appearance of the lake has never looked better. He described the replacement of the broken fountain with a larger more powerful fountain which not only looks better but also increases the aeration of the lake. Roland also noted that the many plants put in by the Beautification committee around the lake which have greatly improved the overall appearance. Roland touched on the study to recommend the repair of the lake bulkheads and pathway. A question came from the floor asking the status of lights for the lake fountains. It was noted that a survey taken at the time determined that a majority of the respondents did not want lights on the fountains so the replacement was ordered without lights. An owner

also reported seeing youths shooting at alligators around the lake with water guns. This was the first the Board had heard of this incident. It was stressed by John Dwyer that anyone seeing something out of the ordinary should report it to the sheriff's office so a pattern could be established and the violators caught.

Social Committee

Carla Carte presented the social committee report and stated that the purpose of her committee was for everyone to have fun. The tree lighting and parade held on 27 November was a great success. The adult Christmas party is on 4 December on Hilton Head. A children's Christmas party with a visit from Santa will be held at the clubhouse on 11 December. Carla thanked all volunteers, without whom all the parties could not take place. Many events are planned for next year as stated in the newsletter she recently put out to the community. She thanked the Board for the new grills at the Pavilion.

Newsletter

Carla asked all present if they have or hear of anything that should be put in the newsletter to give her a call or put it in her mailbox.

Book Club

Peggy Pantano gave a brief report on the Eagle's Point Book Club and invited anyone interested to give her a call. They meet on the 3rd Tuesday of every month.

Golf League

Leo Kinsella gave a brief report on the Eagle's Pointe Golf League. He noted a great time had by all during the winter league and advised all to be on the lookout for information on the spring league starting on April 6th and running for 12 weeks.

Committee Volunteers

John Dwyer gave a description of the committee structure at Eagle's Pointe. Right now only a few residents are involved, the Board would like to see more involved. Those attending the annual meeting were asked to consider signing up for POA committees. Sign up sheets were in the back of the auditorium.

Old Business

There was no old Business.

New Business

Gary Bailey stated he was starting a men's golf group that will play every Friday at 9am. All you have to do is show up, no reservations needed.

Voting Results

The BOD election results were announced by John Dwyer. Those elected were John Dwyer, Todd Elliott and Ronald Schmiedeker.

Web Site

Woody Mead was recognized and thanked for all his work on the Eagle's Pointe web site as webmaster.

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 8:55 pm.

Minutes prepared by Scott Whitcher, BOD Secretary