

**Eagle's Pointe Property Owners Association
Annual Meeting Minutes
December 1, 2005**

Pursuant to notice duly given, the Eagle's Pointe Property Owners' Association held its annual meeting at St. Andrew's Hall on December 1, 2005. The meeting was called to order by Jim Breininger at 7:00 p.m. Present for the Board of Directors were Jim Breininger, Jim Morrison and Celia Beauchamp. Present for Management were Kathy and Robert Bundy. Also present were committee chairpersons Carla Carte, Margie Sollish, Chad Beauchamp and Gary Bailey.

A quorum was established when Jim Breininger announced and Kathy Bundy confirmed that 39 households were represented by attendance and 104 by proxy. The fact that 57.4% of all households were represented allowed the Annual Meeting to continue. A total of 63 individuals attended the meeting. Eagle's Pointe has a total of 249 homesites.

A motion was made by Sam Meyer, seconded by Tom Margotta and passed unanimously to forego the reading of and approve the minutes of the 2004 Annual Meeting held on December 2, 2004.

ANNUAL REPORT

Since both President Scott Whitcher and Vice-president Roland Spressart had recently resigned, Secretary Jim Breininger conducted the meeting. He first explained why the Association is meeting at the present site rather than the Bluffton Town Hall as in past years. Apparently a group that recently rented that auditorium committed some vandalism there, and the town is now reluctant to rent it out.

Jim pointed out that the success of the Association is due only in part to the Board of Directors. It is the individual home owner and the various committees that are mainly responsible. In expressing gratitude to past president Scott Whitcher for all he had done for the Association, Jim mentioned that Scott alone made up two Association committees which, if they are to continue, obviously now need members. Volunteers are needed for the Welcome Committee, which distributes the introductory material to new owners, and the Communications Committee, which publishes the quarterly newsletter.

Centex

In brief, Centex has completed its work in Eagle's Pointe. In 2003 Centex officers and the then members of our BOD and ACC made their final walk-through of the community. Items on the punch list have been completed; most of them were roadway repairs. A construction crew worked several weeks this past summer and completed the main item on the list, the arbor at the pool, which required major repairs. But unless something unusual and unexpected comes up, we do not expect to see Centex here any more.

Pathway at the Pavilion

Because of the erosion to the dirt path caused by heavy rains and golf cart traffic, a new concrete path was laid from Mulligan Circle to the pavilion. It is holding up well.

Common Area Irrigation

Two years ago irrigation/sprinkler systems were placed in all the circles of phases 1 and 2. This year that work was completed by placing irrigation in the common area of phase 3.

Lighting at the Pool and Parking Lot

For a long time the community had been plagued by vandalism at the pool, particularly at night. A year ago the community voted that a camera should be installed there to film the persons responsible for any future damage. Since then, however, Jim Sotis demonstrated that added lighting would be more effective than a camera in preventing the vandalism. This work was completed during the summer and no problems have been reported since then.

Community Streets

Our long-range study consultants suggested that in 2006 we begin to re-pave our roads, phase by phase, so that all of them are re-paved over the next few years. The Board consulted with two contractors, and from the information they gave the Board, the negatives involved in doing that far outweighed the benefits. The Board decided instead to have the dirt in the cuts and seams of the roads blown out and then have them re-sealed. This was done this past summer, and we expect to roads to give us many more years of service.

The only area that the contractors felt should be re-paved is the parking lot at the clubhouse and pool. Since LinksCorp owns most of that, however, the Board will wait for them to move on this action.

The Lake

As was done the past few years, more than 100 carp were put in the lake to keep it in good condition. A new fountain was also installed to replace the one that gave up the ghost. Since the life expectancy of those fountains is between five and seven years, we do not foresee any replacements for a few years.

The consultants who completed the long-range study for the Board noted that the walking path and its bulwarks need a lot of work. They recommended that we do this over the next three years at a cost of some \$30,000 per year. This is a major expense and the Board intends to study how and when the recommended work can be done.

The Pool

The Board received several complaints during the summer that the floor of the pool was dirty. An engineering firm was brought in to inspect the problem, and they say that it is not a superficial one, but rather one that requires major work. To make certain that the County Department of Health will allow us to open the pool in the spring and that it will open on time, the Board decided to award a contract for the work and have it done as soon as weather permits. The cost will be \$30,000.

Storm Water Monitoring

Under the terms of an agreement between Beaufort County on one hand and Centex and LinksCorp on the other, the POA is bound to pay for substantial storm water monitoring that costs almost \$17,000 yearly. (The full bill is over \$50,000, with the POA responsible for 1/3 of it.) Board Treasurer Celia Beauchamp and her husband have been spending hundreds of hours researching a way to have this reduced, for which the Board is most grateful.

TREASURER'S REPORT

Celia Beauchamp reported that as of November 30, the treasury is in good financial shape. At the present time the cash on hand amounts to some \$57,000 in the non-reserve account and over \$72,000 in the reserve fund. With the month of December still to go in the fiscal year, our income this year has been \$193,000, up by 1% over last year, and our expenses have amounted to \$143,000, a decrease of some 18%. This means that we have a net income of approximately \$49,600 – again, with the knowledge that we still have to pay the bills of December. Gary Bailey asked for confirmation that the pool work expense is coming out of the reserve fund. Another owner questioned whether the owner assessments for the reserve fund are in fact too low. In answer to a third question, Celia pointed out that the 18% decrease in expenses was due in large part to a too-high budget estimate a year ago.

The 2006 Budget

Celia mentioned that Scott Witcher was tremendous in helping us foretell expenses for the coming year more accurately. The total assessment for each home owner is not being increased this coming year, but a larger portion of it is going into the reserve fund. Most of the increase in costs to our service providers is due to fuel increases. The budgets for the community committees were also increased between 10 and 20 percent; these were requested for increased activities that each of them has planned.

Storm Water Monitoring

Celia explained that due to the agreement with the County mentioned above, our POA is one of only two communities on the Okatie that must pay for storm water monitoring. And now the County has begun to tax each individual home owner too for that purpose. In effect, then, each owner in Eagle's Pointe is being taxed twice. Celia has arranged a meeting with County officials and the company doing the monitoring in hopes of having this requirement dropped. If we succeed, it will enable us both to reduce the owner assessment amount and also to add to the reserve fund. As a further reason for our request, we can point to the reports of the past nine years that show no adverse effects on the watershed from our community. In answer to a question by Al Trivison, Celia explained more fully the origin of the County requirement and exactly what the monitoring consists of. Ray Schurgot explained how the political climate of the time also contributed to the agreement, and why we should now be able to have the requirement lifted or modified.

Celia noted that LinksCorp tried to have the requirement lifted two years ago, but because they are not County residents, they did not get very far. She urged that if necessary, our home owners should get involved with this process. Success will mean more funds for our reserve fund.

Questions and Comments

In answer to a question about the increase in assessment going into the reserve fund, Celia explained that the total assessment for each household is not changing, but the percentage of it going into the reserve fund will be higher. The reserve fund is specifically for repair or replacement of existing facilities, not for day-to-day operations. Dan Wilbert asked whether there is a cap on expenditures from the reserve fund that the Board can make for repairs, and the answer was that there is not.

Al Trivison asked whether placing more money in the reserve fund is not in fact taking that money away from each owner. Jim Breininger explained that it was not, and pointed to a recent study done for the POA that shows that we are substantially underfunding our reserve fund in view of expenses that we can expect to face in the next few years. The increase in the percentage put into the reserve fund will bring us closer to the amount that is seen as necessary for future repairs. An owner then pointed out that the increase in the reserve assessment brings us a big step closer to the amount recommended by the study.

The 2006 budget was approved by a voice vote.

ELECTION OF OFFICERS

The names of three candidates for the Board of Directors were listed on the ballots sent out a month earlier: Celia Beauchamp, Jim Morrison and Ray Schurgot. Two other candidates were nominated from the floor: Wayne Butterworth and Margie Sollish. Ballots and proxies were distributed and the completed ballots were collected by Bundy Management for counting.

COMMITTEE REPORTS

Recreation Committee

Jim Morrison presented the committee's report for Carol Beck who was ill and unable to attend. Several smaller committees are starting up in the community. Jeannine Ginder has initiated a "Caring Baskets" group, which will distribute gifts on occasions like weddings, births, deaths, etc. Debbie Beame heads a group monitoring the book exchange library. Anita Turner is initiating a women's card-playing group. Debbie Beame and Peggy Pantano head the book club. Pam Kinsella and Alan Weissman arrange the golfing activities. Tracy Smith monitors the work at the pool.

Infrastructure Committee

Chad Beauchamp presented the committee report. The committee recently completed a walk-through of the entire community and feel that in general it is in splendid shape. Chad noted that the work on the roads looks good and one fountain in the lake has been replaced. The bridge over the lake has been repaired but

still needs further attention. The children's playground should be power-washed and could use some mulching under the swings. As was reported earlier in the meeting, the path around the lake needs attention. An owner asked about the fountain at the entrance gate which has not been working for a long time. It was explained that LinksCorp was responsible for its replacement, and Joe Pallo, an owner who works on the golf course, explained that the course is trying to fix the electrical problem involved.

Architectural Control Committee

Gary Gailey reported on the committee. The purpose of the committee, he said, was to review and approve any proposed changes to a house in the community. He responded to a questioner that it is not necessary for an owner to have ACC approval if repainting a door or shutters the same color but a proposal should be submitted. There have been problems because colors have faded.

Beautification Committee

Margie Sollish reported that in this third year of committee existence, its work is showing results. The palms and crape myrtles they planted are now maturing. Plans for the coming year include planting many more trees.

Social Committee

Carla Carte reviewed the committee's events for the months of November and December and previewed some for the coming year. The Carnival will not be held on Heritage weekend. The committee is hoping to hold more events in the clubhouse, for example, happy hours and brunches. Carla urged the community to come out and enjoy the parties.

Jim Morrison asked everyone in attendance to give a round of applause for members of all the committees for all the work that they have done during the past year. He believed that the room at St. Andrew's Hall where the meeting was being held was perfect for the meeting, and he would try to reserve it for next year's meeting if the owners felt the same way.

OLD BUSINESS

There was no old business.

VOTING RESULTS

Jim Breininger announced the results of the voting. Those elected to the Board of Directors for the coming year were Celia Beauchamp, Jim Morrison, Ray Schurgot and Wayne Butterworth.

NEW BUSINESS

Ed Pepka suggested that in future meetings the Robert's Rules of Order be followed more closely. Dan Wilbert proposed that a member of the Communications Committee be appointed to send out monthly reports to all owners that would include all suggestions made at the Board meetings. Jim Breininger mentioned that there are currently no members of that committee and that the minutes of all meetings are posted monthly on the Eagle's Pointe website.

Jackie and Al Travison pointed out the danger at the beginning of Stratford Drive where golf carts come out on the main road. The Board will take this up with the golf course. Two owners also stressed the danger involved in cars being continually parked at the beginning of Muirfield and around the pumping station on Muirfield. Another mentioned the large number of cars being parked overnight near Royal Bay Circle. Jim Morrison noted that community rules forbid the parking of cars on the street between midnight and 6 am, and if notified, the Board will attempt to enforce them. In answer to a question as to whether we have a Neighborhood Watch in Eagle's Point, Jim Breininger explained that Kathy Scavello had scheduled a meeting with the Sheriff's Office for this very purpose, and no one attended.

Al Travison felt that the Board should have obtained more bids before letting out the contract for the pool repair and also questioned whether the company doing the work was doing it themselves or subletting the

contract. Jim Breininger explained that a former member of the Board canvassed local companies who did this kind of work and recommended this company as the best he could find. Harry Holiday asked whether the company that put in the pool had guaranteed the shell of the pool. Robert Bundy answered that Centex put in the pool, that we do not have the contract between Centex and the company that put in the pool, and that he was told that the warranty was for only one year. Jack Thompson asked whether as a matter of fact there is a crack in the pool. Robert Bundy replied that there is definitely a crack that is causing a dirty appearance in the pool and growth of algae.

There being no further business or questions or comments, a motion was made, seconded and unanimously passed to adjourn the meeting. The meeting was adjourned at 9:05 pm.

*Respectfully submitted,
Jim Breininger
Secretary*