

**Eagle's Pointe Property Owners' Association**  
**Board of Directors Meeting**  
**MINUTES**  
**September 15, 2005**

The Eagle's Pointe Property Owners Association Board of Directors' meeting was called to order by President Scott Witcher on September 15, 2005, at 3:30 pm in the Association Room of the clubhouse. Present for the Board were Scott Witcher, Jim Breininger, Celia Beauchamp, Roland Spressart and Jim Morrison. Present for Management were Kathy and Robert Bundy.

**Review of Minutes of August Meeting**

Except for one minor change, the minutes were accepted as submitted.

**Treasurer's Report**

- In Aged Receivable Accounts, only two owners are in arrears for more than 90 days and one of them has promised to pay all by the end of this month. Ten owners are in arrears for 60-90 days.
- Robert and Kathy explained the \$407 payment to the Greenery.
- The Treasurer's report was approved.

**Management Report**

- The Board approved Robert's proposal that he ask Southeastern Asphalt for a price quote to blow out and seal all cracks and cuts on our roads.
- Robert distributed copies of the location of sprinklers on all circles and their projected water usage, as drawn up by the Greenery. He will ask the Greenery why the water usage at the Glen Lakes pump station is triple the amount for each other circle and also triple what the Greenery projects for it. The Board approved the proposal that we and LinksCorp put in writing the agreement given to us verbally by Centex that the POA pays for the irrigation along the approach road to Phase III and LinksCorp pays for the landscaping upkeep.
- The Greenery has completed the backflow preventer test at Eagle's Pointe Circle.
- The smaller fountain in the lake is dead. Robert will obtain information about replacing the motor versus installing a new fountain and send it to the Board.
- Plantation Pool has agreed to reduce its current bill by half because of its diminished service in July.
- A motion was made and passed to keep the pool open through October.
- Bills for the next quarter are to go out next week.
- There were three closings in August and two more pending.

**ACC Report**

- At its Monday meeting Scott passed on to the ACC the concerns of the Board and the results of the painting survey. The ACC will re-visit the design standards for the purpose of answering those concerns and drawing up a color chart.
- The committee is sending out nine violation letters.

## **Beautification and Social Committees**

No reports.

## **Safety and Security Committee**

- The meeting about a Neighborhood Watch is scheduled for Monday.

## **Infrastructure Committee**

- Roland is following up on an initiative to have our fire hydrants re-painted.
- Celia gave an extensive report on her work related to our efforts to have street-sweeping and stormwater monitoring requirements modified or dropped. The County has been unable to locate one key document. And except for one minor reference, there is nothing in the PUD agreements or county records about street-sweeping. Bobby Miller of LinksCorp does not have any monitoring records but is willing to assist in our efforts. County Engineer Bob Klink is willing to entertain our motion to eliminate the benthic testing requirement and gradually reduce the other requirements.

Since no records indicate that street-sweeping is required, Celia recommends we ask to have that requirement dropped completely. Presently there are one benthic sampling and four water testings annually. The reports show that there have been no significant differences in the water samplings from 1999 to 2005. The possibility that a cessation of sweeping would lead to contamination of stormwater was discussed. It was noted that sweeping was probably required for Centex during the building phase of Eagle's Pointe.

A motion was made, seconded and passed unanimously that we request the removal of the benthic and street-sweeping requirements but continue water quality monitoring four times annually for the first year, and then reduce the water monitoring sampling to twice annually.

Celia will inform Ben Jones and Bobby Miller of our resolution and ask Miller again for copies of what he did in this regard two years ago.

## **Old Business**

- Unless the contractor contacts us, the new pathway will remain as completed.

## **New Business**

- Annual Meeting: Date will be December 1, 2005. Mailing will go out at the beginning of November. The mailing of the next quarter's bill will also contain a notice about the meeting date. Toward the end of this month Kathy will e-mail the Board information to be used for completing next year's budget.
- The Board received a complaint about tree cuttings being piled up on golf course property behind three homes. Kevin Morgan was told about it without response. Kathy offered to contact him about the problem.
- A hospice in Beaufort has asked for a contribution for its Christmas appeal. The Board prefers to contribute to local charities.
- Scott announced that his house is on the market and that he will be forced to leave the Board if and when it is sold. Groans were heard and tears shed!

- The suggestion was made that at future meetings, if owners were present, they be given a set time to offer comments or questions. This would prevent constant interruptions to the business part of the meeting.

A motion to adjourn was made, seconded and passed and the meeting was adjourned at 5:05 pm.

Respectfully submitted,  
Jim Breininger, Secretary