

**Eagle's Pointe Property Association
Board of Directors Meeting
Minutes
December 12, 2002**

The Eagle's Pointe Property Owners Association Board of Directors was called to order by Bill Gordon on December 12, 2002 at 4:00 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Jill Barbor, Todd Elliott, Paul Atkins, and Steve Emerick.

The Board unanimously approved the following items. The minutes from the November 14, 2002 meeting (Steve motioned, Jill seconded). November 2002 financials (Jill motioned, Paul seconded).

The Board would like Bundy to address the following items:

1. Contact Southern Sweepers about "dry sweeping" our roads. There is mixed perception on whether or not water can be used or not to "sweep" our roads. Jeff Wiggins told Bundy that water could be used as long as it is not going down the drain and Steve Emerick informed us that not only is the water going down the drain but they are draining their trucks in our drains.
2. Have the computerized locks installed on the restroom doors at the pavilion (to be billed anytime after January 1, 2003).
3. Have Plantation Pool Association install the new filtration system (Special Assessment #1 to be billed in the second quarter).
4. Todd will contact Bundy Management to give them a price on a water fountain to be installed by the ladies restroom (anytime after January 1, 2003). Todd will not install the water fountain or recommend a plumber to install the water fountain. A total of \$650 has been budgeted for the water fountain and its installation.
5. Get an estimate from Magnolia Landscaping on how much "pine bark" would cost to cover the common areas as opposed to pine straw.
6. Contact Jeff Wiggins about cleaning up the concrete that was dumped on the street near 6 Glen Lake Avenue while Centex was repairing a driveway.
7. Contact Jeff Wiggins and ask him if Centex had told Phase III homeowners that more lampposts would be installed along Stratford Drive (although we believe that Mr. Kusher is referring to the lights along Eagle's Pointe Drive from the model homes to the entrance of Phase III).
8. Write a letter to LinksCorp and ask them what they plan to do with the old Centex sales sign that has been painted over but can still be read. Homeowners would like to see the sign removed because it is an unattractive eyesore.
9. Write a letter to LinksCorp and ask them if they would address the algae situation in the golf course lagoons. Homeowners are unhappy with the appearance of the lagoons and feel that it is a poor reflection of the golf course and Eagle's Pointe.
10. Contact LinksCorp and ask them if they plan to decorate the entrance for the Holidays. Homeowners are disappointed because Eagle's Pointe is the only plantation that does not have decorations on and off the Island. If LinksCorp does not intend to decorate will they allow a group of homeowners to do so?
11. Have Bundy arrange for Foote & Sons to concrete the two paths from Muirfield to the lake any time after January 1, 2003 (weather permitting). Steve would like to make sure that the Board has a copy of the contract that lays out exactly what Foote & Sons has promised to do to the lake paths prior to them starting the work.

The Board would like Bundy Management to go back in January, after the December bills have been received and paid, and post them back into December's accounts. In addition to giving a more accurate "end-of-the-year" number it will give a "true" number on our retained earnings. We need to have our retained earnings down to the true value so that Centex doesn't see and collect more money than the POA actually has. Bill said that he would address this issue with Kathy.

Bill wants to make sure that the Board keeps track on the dollar increases that LinksCorp imposes over the years. While they can bill us an additional 20% per year, they shouldn't and the Board needs to make sure that their bills are in line with what the POA is paying for services on its own. If things look suspicious the

Board should request a meeting with Bill Layman and Bobby Miller. The POA never needs to pay more than a 20% increase, so we need to be sure we only pay up to 20% and not necessarily what they bill us.

The Board needs to take a look at how much of "our" roadway LinksCorp uses to get to the maintenance yard and ask the lawyer if we can bill LinksCorp for part of the usage of the road. They run vehicles with heavy loads over that area of the road on a regular basis and will continue to do so as long as the golf course is operational.

The Board needs to consider setting up a reserve to repair/replace the sidewalks in Eagle's Pointe.

Jim Morrison expressed an interest to Bill in having Tony take over the Infrastructure Committee. Bill agreed to talk to Tony about this issue when he gets back in town.

The Board may also want to consider putting money aside to pay our 50% of maintenance and replacement of the fountains at the entrance of Eagle's Pointe.

Paul recognized and the Board concurred our appreciation of Bill's hard work over the past two years.

Being no further business to be discussed, Bill adjourned the final Board meeting with the current Board of 2002 at 4:50 pm (Steve motioned, Todd seconded).

**Eagle's Pointe Property Owners Association
Board of Directors Organization Meeting
Minutes
December 12, 2002**

The Eagle's Pointe Property Owners Association Board was called to order by Steve Emerick on December 12, 2002 at 4:53 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Todd Elliott, Steve Emerick, Paul Atkins, and Jill Barbor.

The purpose of this meeting is to elect the 2003 officers.

It was unanimously agreed and passed that the following Board members be elected to the following offices. Steve Emerick to be President (Jill motioned, Todd seconded). Paul Atkins to be Treasurer (Jill motioned, Bill seconded). Todd Elliott to be Vice President (Jill motioned, Bill seconded). Jill Barbor to remain Secretary (Jill motioned, Bill seconded).

It is noted that Bill Gordon will resign his position when the Board has found a suitable replacement for him. At that time the Board will elect the new member to the Board to take over Bill Gordon's resigned position. The new member will serve for the remainder of 2003 and then run opposed or unopposed in December 2003 for the two remaining years of the three year term.

Steve reported that he recently received two solicitations. One was in his paper slot and the other was in his actual mailbox. Bill told the Board that in the past he has forwarded these solicitations on to Bundy Management so that they can contact the businesses and explain that solicitation is prohibited in Eagle's Pointe.

Bill assured the Board and Bundy that he would be available to help with the 2004 budget should we need his assistance. The Board members thanked him and promised that he would be recruited.

The next Board meeting has been scheduled for Thursday, January 16, 2003 at 4:00 pm at the Association Room at the Clubhouse. Being no further business to be discussed, Steve adjourned the meeting at 5:09 pm (Paul motioned, Jill seconded).

Minutes prepared by Jill Barbor, POA Board Secretary.