

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
March 16, 2006

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Ray Schurgot on March 16, 2006, at 3:35 pm at the home of VP Wayne Butterworth. Present for the Board were Wayne Butterworth, Jim Breininger, Celia Beauchamp, Jim Morrison and Ray Schurgot. Present for Management were Kathy and Robert Bundy.

Review of Minutes of February Meeting

Wayne moved to approve the minutes, Jim Morrison seconded, and they were unanimously approved as submitted.

President's Report

Stormwater Monitoring: Ray and Celia have been in touch with County officials. Our requests for changes will now be processed through the Zoning Commission.

The Bluffton Fire Marshall, David _____, was present at the meeting and spoke to the Board about parking and emergency vehicle access problems in our community. There are two measures we can take. The first is to establish off-street parking areas. The second is to establish and stripe specific spots on our streets as designated parking spots. The rest of the streets would be designated as a "Fire Apparatus Access Road" and parking there would be prohibited. This designation gives the sheriff the right to tag or tow vehicles not parked in designated spots.

The Board agreed that we should allow the Safety & Security Committee to enforce our own rules before moving to the above measures.

Treasurer's Report

- The expenses related to the printing of the ACC Design Standards will be placed under ACC expenses.
- Celia moved (Jim Morrison seconded) to move \$4,409.17 from an Accounts Payable line to the Reserve Fund. Approved unanimously.
- The distinction on our balance sheet between Past Retained Earnings and Retained Earnings was discussed..
- The matter of one owner in serious arrears has been forwarded to our attorney; letters were sent to three others. A Southern Sweepers bill was sent to another.
- Celia moved (Wayne seconded) that the Board amend the 2006 Budget statement to show more accurately the Southern Sweepers and LinksCorp Road Reserve expenses. Passed unanimously. Until we receive our final 2005 bill from Thomas & Hutton, we cannot set an accurate 2006 budget for stormwater monitoring.
- LinksCorp Road Reserve: Ray appointed a sub-committee of Celia, Jim Breininger and Wayne to investigate the POA's ultimate responsibility and

whether current charges are in line with that amount. Ray will check presidential files for any records on that subject.

Management Report

- Work on pool is ongoing. Harry Holiday and Jack Thompson are overseeing it for the POA.
- The County is completing the unfinished paperwork on legally transferring some of our property from Centex to the POA.

Architectural Control Committee

- Every member of the Board is to get a copy of the ACC minutes.
- The ACC has approved the color chart produced by Dan Wilbert. Ray will obtain copies for the Board's consideration and approval.
- Now that the Design Standards have been published, the Board urges the ACC to enforce them. Complaints have been received about mailboxes and garbage cans.
- ACC approval is needed for satellite dishes.
- Since several members of the ACC have never been formally appointed by the BOD, Ray will learn who of them wish to remain and submit their applications.
- The ACC is reminded 1) to return deposits once a project is completed, and 2) to make sure Kathy gets copies of all project papers for her records.

Beautification Committee

- Residents have suggested that mulch be placed under the playground set. They will be asked to do more research on the matter and report back to the BOD.

Infrastructure Committee

- BOD agrees with recommendation that the lake path receive topping of coquina mix for muddy places and asks committee for cost estimate.
- Wayne will ask Jack Thompson for suggestions & cost estimates on next step for path repair. Environmental concerns were also brought up.
- Committee is asked to inspect a bad piece of road on Forest Hills Circle and present recommendations for repair.

Recreation Committee

- Board will follow up on suggestion that Club Room be open on some nights.
- Board agrees that Eagle Eye newsletter be continued.
- Jim Morrison will forward to the committee a copy of the pavilion cleaning contract. Wayne will speak to Tom Margotta and Vince Fulginiti about power washing the top of playground equipment.
- Celia moved (Wayne seconded) that a clock be purchased for pavilion wall as requested by the committee. Passed unanimously.
- Committee request for a lost-and-found receptacle was denied by Board. It was feared that it would simply become a trash receptacle.

- Committee request for a bulletin board at the entrance was referred back to them for more specific information and costs. Since LinksCorp also wants to use it, it will be expected that they share the expense.

Safety and Security Committee

- The parking regulations will start to be enforced next month. All owners have been warned.

Communications Committee

- Newsletter will be out at the beginning of April.

Good Neighbors (Welcome) Committee

- A suggestion was discussed as to whether we should give each new owner a new mailbox or at least paint the old one. No conclusion reached.
- Members are distributing welcome packets and welcoming new owners in person. They are also giving gifts from the EP community to owners on special occasions.
- The committee is looking into possibility of a database whereby certain owners could be targeted, for example, those with teenagers, with small children, etc. It was suggested that we may not have enough data for it to work; possibly a note on the Events web page could specify better who an event is for.
- They also ask for a method of identifying renters in the community.

New Business

- On the agenda at future meetings will be last year's reserve fund study and our implementation of it.
- The question of establishing a capital reserve fund will also be discussed.

The meeting was adjourned at 5:50 pm with Jim Morrison's benediction. The next Board meeting is scheduled for April 13, 2006.

Respectfully submitted,
Jim Breininger, Secretary