

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
MINUTES
June 19, 2002

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Bill Gordon on June 19, 2002 at 4:05 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Steve Emerick, Todd Elliott, Paul Adkins, and Jill Barbor. Present for the Management was Kathy and Robert Bundy.

The Board unanimously approved the following items. The Minutes from the May 16, 2002 meeting (Steve motioned, Jill seconded). May 2002 Financials (Jill motioned, Steve seconded). Allowing Magnolia Landscaping to purchase and spread pine straw in common areas (Jill motioned, Paul seconded).

Kathy asked what we wanted to do with the balance from Indigo Landscaping. It was discussed that it would essentially wash out once we settle with Centex. Links does not like when Bundy bills them for their portion of the streetlights. Kathy reminded us that we have not paid Links for last quarter and we would have to pay them for the coming quarter as well. This will total be approximately \$10,000.

Bill talked to Kevin about getting specific invoices for items the POA is being asked to pay for that are over the regular maintenance costs. Kevin said he would talk to Bill Layman about that. Kevin informed the homeowners in phase 3 that Centex has agreed to plant grass, but it can't be done right now because of the drought. Bill asked Kevin Morgan to put in writing that Centex will be paying for the planting of the grass in phase 3 so that he can give copies to affected homeowners.

Steve reported that most of the homes in Eagle's Pointe have been sold and that all remaining lots are going to build out with speck homes if they are not sold first. Kathy reported that 231 homes have been closed on. There will be a resale on the 27th of June.

The Board agreed that the Survey on the Design Standards needed to go out as soon as possible. The Board looked over a possible survey created by Bill. It was agreed that the Survey would need to be kept simple. Paul recommended that we ask people to put their name and address on the surveys. If "modify" is checked as a response to a question a suggestion must be given – otherwise the answer will not be tallied. Steve suggested that we only survey homeowners on the five "hottest" topics (landscaping, fees, deposits, signs, repair, repainting, and fines). It was agreed that every issue outlined in the Standards would have to be addressed in the Survey. Jill offered to ask Mrs. Mustian for the letter she had written and read to the Board at the community meeting to see what issues concerned her. Todd would like homeowners to know that the portions of the Standards that came directly from the CC&R's will be left in the Standards. Bill suggested that a summary of the Survey be distributed to the homeowners before the next community meeting. Robert suggested that we inform the homeowners what is required in order to change the CC&R's. The Board agreed that the Survey would be expanded from Bill's original idea.

Mr. Colla has been issued a fine for \$1000 (\$100 a day for ten days – beginning thirty days after the Notice of Violation was given to him) plus the \$100 cost for cutting the grass.

Kathy notified Mr. Lois that the meeting between him and the Board to address his landscaping conflict would have to be postponed until after the concerns of the Standards are rectified.

Magnolia Landscaping has proposed that it would take 1,200 bales of pine straw at \$5.50 a bale for a total of \$6,600. The price includes the cost of the pine straw and the labor to put the pine straw down in all of the Common Areas in property controlled by the POA. The straw will be laid by the 28th of June.

Kathy corrected herself in regards to the price of Mona cleaning the restrooms a second time. It is obvious that whoever is destroying the men's room at the Pavilion knows the combination to the restroom because there has been destruction since Steve put in the plywood barriers. Mona's cleaning distributor has given her a new soap dispenser and paper towel dispenser.

Robert and Kathy are going to look into a camera for the men's room. Perhaps one with audio and video which will record onto a VHS tape. Steve says it may be acceptable to place a camera in the restroom if we can prove the necessity to do so. There is concern that the vandals will destroy the camera if they find it.

Robert spoke with Sean Woods with the State Management about the algae in the lake. Sean said that due to the drought the algae is not rotting and falling to the bottom at its normal rate and therefore is worse. Robert is trying to find a plumber to repair the water fountain outside of the women's room. Robert called Atlantic on the 17th to check the water level in the pool because someone had turned the drip valve on. Waters Plumbing is going to take a look at the valve to see if it can be replaced since there is no shut off and it is rusting.

Jill will be meeting with Tom from Plantation Pools to discuss his company taking over the maintenance of the pools.

Steve is going to put together a "trash survey" to go along with the Standards Survey. Steve is interested in getting a proposal on irrigating the common areas so we have a number on file for curious homeowners. Steve suggested that we get a letter stating where we can and can't put a camera in regards to the restroom.

Chuck Wiseman informed Bill that we have no recourse with Links concerning the Association Room. Essentially the POA has a paid lifetime lease, but has no say with regards to the room or its operation.

The Survey will be reviewed and approved by the ACC and the Board via email.

The next meeting will be held at 4:00 on July 18, 2002 in the Association Room at the Clubhouse. Being no further business to be discussed, Bill adjourned the meeting at 5:52 pm (Steve motioned, Paul seconded).

Sincerely,
Jill Barbor