

Eagle's Pointe Property Owners association
Board of Directors Meeting
Minutes
April 15, 2003

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Steve Emerick on April 15, 2003 at 4:11 pm at the Association Room at the Clubhouse. Present for the Board was Steve Emerick, Todd Elliott, Robert Erickson, and Jill Barbor. Present for the Management was Kathy and Robert Bundy. Present for the Infrastructure Committee was Tony Waeschle.

The Board unanimously approved the following items. The minutes from the March 13, 2003 Board meeting (Jill motioned, Todd seconded). March 2003 financials (Robert motioned, Jill seconded). Pay Plantation Pool Services \$600 (Jill motioned, Todd seconded). Send "need ACC submittal" notices and notices of violation (Steve motioned, Jill seconded).

The pool furniture was put out on the pool deck and the pool was opened on April 1st. The baby pool was still being painted and will be operational by April 18th. The Board agreed to pay \$600 of the additional \$1,175 that Plantation Pool Services billed for the new filtration system. There were parts that didn't come with the filtration system that PPS had not planned on having to buy and did not write into their original estimate. Kathy agreed to make the changes on the Recreational Area Rules & Regulations and send them out to all of the homeowners. The Board is considering having a sign made for the pool with these rules posted. The lights in the girl's restroom have burned out and Mona is going to replace them.

Tony is concerned that the fountain in the lake is still not secured. Robert assured him that Estate Management is working on the problem. Tony reported that the lake has a layer of algae around the edge and is making the lake look gross. Robert Bundy will call Magnolia and ask for a one-time price to clean the algae away. The Board discussed looking into placing "drainage boxes" where needed around the lake path to help with standing water. The Board agreed to get quotes so that they can consider making it a special assessment for 2004. Tony expressed an interest in having the Lake Watch Committee meet with Russ Barbor to look at lake path elevations and drainage issues. Foote & Sons are currently working on the concrete paths that lead to the lake.

Kathy reported that she is following up on those homeowners who are delinquent with their dues. Two homes go to closing in April and the attorneys have been notified of the outstanding balances.

Steve and Robert Bundy reported that some of the items on the Centex punch-out list have already been fixed. Robert will type up the list of items that remain on the punch-out list and forward a copy to Jeff Wiggins at Centex. The concrete "speed bumps" left behind Mr. Pallo's house have been removed by Centex. Centex is considering putting blue reflectors around the island at the entrance of Eagle's Pointe for better night visibility.

Steve reported that Centex will be making a \$250 donation to the Eagle's Pointe Garden Club. Tony reported that there are currently 8 members in the Garden Club. The Garden Club would like to start the process to ask the homeowners to consider a special assessment for irrigating the cul-de-sacs in the first two phases of Eagle's Pointe. The Garden Club is considering themes for each cul-de-sac in Eagle's Pointe. The Board recommended asking the homeowners who live around the cul-de-sacs to pull as much money together for the irrigation of those areas and then submit the balance to the remaining homeowners to pay the balance.

The Board agreed to send reminder notices to the following homeowners for failing to submit the proper paperwork to the ACC before making a change to the outside of their home. Schmaeling (8 Killarny Circle) for telescoping portable flagpole. Wang (10 Killarny Circle) for awning on rear of home. Spachman & Pierson (4 Glen Lake) for awning on rear of home. Hoyle (25 Glen Lake) for awning on rear of home. Ameer (3 Mulligan Circle) for awning on rear of home. The Board agreed to send violation notices to the following homeowners for ACC design standard infractions. These violations carry a

\$25/day fine if the problem is not rectified within 30 days. Headley & Butterworth (113 Muirfield Drive) fixed flagpole in rear of home needs to be removed. Sousa (5 Mulligan Circle) basketball goal at end of driveway must be moved to meet ACC design standards. Dick (14 St. George) fixed flagpole in rear of home needs to be removed. Ellender (9 Forest Hill Circle) dog run between two pine trees in rear of home needs to be removed.

Steve informed the Board that he will be leaving Eagle's Pointe sometime this summer and will need to resign his position on the POA Board. The Board will begin looking for his replacement.

No date has been determined for the next Board meeting. Steve will notify the Board and Management of the date and time for the next meeting. Being no further business to be discussed, Steve adjourned the meeting at 5:37 pm (Jill motioned, Todd seconded).

Minutes prepared by Jill Barbor, Secretary