

Eagle's Ponte Property Owners Association
Board of Directors Meeting
Minutes
September 19, 2002

The Eagle's Ponte Property Association Board of Directors was called to order by Steve Emerick on September 19, 2002 at 4:10pm at the Association Room at the Clubhouse. Present for the Board was Steve Emerick, Jill Barbor Todd Elliott, and Paul Atkins. Present for the Management was Kathy and Robert Bundy. Mr. Anton Waeschle of 6 Royal Bay Circle was present at the meeting as well.

The Board unanimously approved the following items. The Minutes from the August 15, 2002 meeting (Paul motioned, Todd seconded). August 2002 Financials (Jill motioned, Paul seconded). Investing an extra \$5000 in reserves at 2.75% now instead of waiting until the end of October (Steve motioned, Paul seconded).

Mr. Waeschle has volunteered to be the spokesperson to go between the Board and the community regarding the issues concerning the lake. He voiced his concerns about the lake and seemed satisfied with what the Board has planned to do about the lake however he feels that these decisions have not been conveyed to the homeowners. He suggested forming a "lake committee". It was suggested that the "lake committee" be a subcommittee of the existing infrastructure committee. Mr. Waeschle agreed to become involved in the infrastructure committee and focus on the lake issues.

Jill informed everyone that Russ, of Coastal Surveying, met with Benny Jones and Jeff Wiggins concerning the following issues. The lake was designed and approved by the County in accordance with certain rules and restrictions. The lake cannot be made deeper or filled any higher than it already is. The County and the flood plain dictate the specifications under which the lake was approved. If the homeowners ever had ANY desire to redo the lake the costs would be prohibitive and changing the lake would effect the properties surrounding the lake.

Robert made us aware of a correction that needed to be made to August's minutes. It is the "well" that is running for 22 hours, not the overflow pump.

Kathy let us know that a CD has come due and needs to be reinvested. She shopped around and the best rate she can get for us is 2.75%. The bank that the currently holds CD has agreed to renew the CD at 2.75%. In addition Kathy recommended that we put an additional \$5000 into the reserve CD now as opposed to waiting until the end of October when we would normally put the additional money into a CD.

The results from the Architectural Design Standards Survey were tallied and distributed to the homeowners. The results were surprisingly positive. Most homeowners felt that Design Standards were needed and that the ones that were originally proposed would be fine with some minor revisions. Most comments from homeowners to Board members have been favorable. Kathy informed us that the ACC is going to meet on Saturday the 21st to fine tune the Design Standards.

Centex has only one home that is not currently under contract.

Kathy contacted David Allen, Fisheries Biologist, at the Department of Natural Resources concerning the lake. David met with Steve and agreed that carp would be a good way to manage the unwanted weeds in the lake. DNR recommends between 10 and 40 carp per acre. The lake is approximately 4 acres. The Board has already discussed and agreed that the carp should be purchased in December or January when they are less expensive. Robert said that he would let the Board know when he receives the sales flyer. The Board agreed to add the cost of the carp into the 2003 budget. Robert had two companies come out to give him prices on paving the pathways leading to the lake. The best price came to \$2845 for the walkway over by Abingdon Lane and \$2335 for the walkway over by Mulligan Circle. These prices, from Foote & Sons, include paving 4 foot walkways with concrete and catch basins for runoff water underneath. Mr.

Allen told Steve that adding chemicals to the lake at this point would only promote a “fish kill”. He also let Steve know that the level of the lake and the Ph and oxygen levels of the lake are fine. In contrast to what the Board was led to believe by the letter submitted by Ms. Keitner last month, the Ph and oxygen levels will vary depending on what time of day the levels are read. Bundy Management is still waiting for a price from Estate Management on the removal of the cattails from the lake. Robert tried to set up an appointment with the lake management company from Myrtle Beach that was recommended by Ms. Keitner. Mike Egan at Aquanex returned Robert’s initial call and said that he would be back in touch. Robert has tried to contact Mr. Egan a few more times and still hasn’t had a response from Aquanex. The motor for the fountain will be installed within the next month or so. It is going to take at least three weeks for the motor to come in because it is special ordered and comes from China. Steve recommended that we pay more attention to when Estate Management is working on the lake and what exactly they are doing. We need to make sure that they are fulfilling their contract. Mr. Waeschle told the Board that he and at least one other homeowner would be willing to remove the cattails from the lake. The Board agreed to let them remove as many of the cattails as they would like to remove.

Robert suggested that we design specific guidelines for common area landscaping and send the current contract out for bid for next year. Magnolia is being managed by the fourth person this year. Robert let Mike know that there were some landscaping issues that weren’t being taken care of and Mike said that he would be sure that they were taken care of. Magnolia has gone around the lake with a sod cutter to edge the grass around the path at the lake. Mr. Waeschle let the Board know that the grass was not cut down to the water’s edge. At the very least the infrastructure committee needs to come up with a very specific list of landscaping duties expected of Magnolia. Mike is really bending over backwards to rectify the landscaping issues.

The Board agreed that the water fountain outside the women’s restroom would be replaced in the spring. Bundy Management is now distributing the recreation passes to new homeowners. The cut-off valve at the pool was finally located and repaired. Jill is going to try to find some commercial grade pool furniture over the winter to replace the furniture that has been thrown away due to damage. Mona told Robert that the restrooms and pavilion have not been vandalized over the past month.

Russ surveyed 9 Stockton and 96 Muirfield to determine if either homesite has dog fences that extend into the common area. Russ could not find anything over the property line at 9 Stockton. The underground fence at 96 Muirfield was found to be over the property line. Russ informed the homeowner of the problem and Mrs. O’Leary agreed to take care of the situation. Kathy let us know that precedent dictates that as long as the homeowner knows that the POA will not be responsible for damage done to the fence if it is found to be installed on common area property.

Steve is waiting for a final price from Tropical Trash before letting the homeowners know which trash service to contract with for the best price. If at least 150 residents contract with Republic Waste they will make a weekly trash pick up and a bi-monthly recycling pick up for \$14.50 and two trash pick ups a week with the free recycling for \$18. An absentee homeowner can pay \$21.50 a month just for the months they need pick ups. This price is .50 less than their regular price but does include the recycling for free. So far Republic Waste has given Steve the best prices. Waste Management is charging \$18.40 a month for once a week pick up.

The advertising in the newsletter has covered the cost of printing the newsletter. The advertising was successful.

Jill informed the Board that Russ, Benny, and Jeff were out at 43 Stratford and are going to try to do something about the water situation behind the houses, but their hands are virtually tied because you can not disturb wetlands. Unfortunately these homes abut wetlands. Kathy let us know that the plat clearly shows the wetlands that lie not only behind the properties but in their yards. There is nothing that the POA can do about the situation and Centex is doing all that they can. Steve reported that the drainage issue at Berkshire has not been taken care of yet. Robert said that Centex has asked Magnolia to correct the problem. The paint on the road at Berkshire will have to wear away. Nothing can be done to remove it. Homeowners would like to know what is going on with the fence at the end of Glen Lake and the common

area around the water pump station in phase three. Centex is taking care of the fence. Steve suggested that homeowners write to Centex asking them to sod around the pump station in addition to the seed that they sprayed.

Kathy and Robert compiled a list of homeowners that need to repair or replace their mailboxes. Notices were distributed to these homeowners with their quarterly dues invoice.

Mr. Powell's neighbor would like something to be done about the firewood he is keeping near her property and the grass clippings he is throwing in a pile on Links' property. She claims that these are health hazards. The Board agrees that as long as the wood is on Mr. Powell's property there is nothing that the Board can do and that the grass clippings are a Links concern since it is on their property. Kathy is going to remove the \$1000 fine from Mr. Colla's account since he is keeping his grass cut.

Homeowners who were asked to put their trashcans back in their garages after the trash has been collected have complied.

Steve asked the Board members to put the word out that we are looking for a new Board member to fill the spot that Bill Gordon will leave vacant in December. Homeowners wishing to run for this position are being asked to submit their information by October 15th.

Kathy distributed last year's budget so each committee can work on the 2003 budget that will need to be approved at the annual homeowners meeting in December.

No date has been determined for the next Board meeting. Bill will notify the Board and Management of the date for the next meeting. Being no further business to be discussed, Steve adjourned the meeting at 5:55pm (Jill motioned, Paul seconded).

Minutes prepared by Jill Barbor, POA Board Secretary