

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
August 15, 2002

The Eagle's Pointe Property Owners Association Board of Directors was called to order by Bill Gordon on August 15, 2002 at 4:10 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Paul Atkins, Steve Emerick, Todd Elliot, and Jill Barbor. Present for the Management was Kathy and Robert Bundy. Mr. Kushner was present at the beginning of the meeting to inquire about placing business solicitations in the mail slots of homeowners.

The Board unanimously approved the following items. The Minutes from the July 25, 2002 meeting (Steve motioned, Paul seconded). July 2002 Financials (Jill motioned, Steve seconded). The killing and removal of 100% of the cattails in the lake and allowing Estate Management to put their boat in the lake in order to remove the dead cattails (Jill motioned, Paul seconded). Russ Barbor will find the pins (property corners) at 9 Stockton Land and 96 Muirfield Drive to determine if fences outside the property line and need to be served with Notices of Violation. The Board will not act on the Lois landscaping issue until the ACC approves the final Design Standards (Todd motioned, Steve seconded). Robert will respond to Mr. Gilner's fence issue (Jill motioned, Steve seconded).

Jill returned the recreation passes to Bundy Management since most interested homeowners have already picked them up. Bundy Management will be able to send the recreation passes out with new homeowners packages.

Mr. Kusher (40 Stratford Drive), a Remax realtor, inquired about the possibility of homeowners/business people putting solicitations in the mail slots of homeowners mailboxes. He doesn't feel that there is a difference in his solicitations and the solicitations of people who are offering and being paid for their services to homeowners (swimming lessons, tennis lessons, exercise classes, committee information, and Links Golf flyers). The Board tried to explain the difference between the two types of solicitations. The lesson solicitations having the opportunity to benefit everyone in the community and only being offered to Eagle's Pointe residents, while business solicitations only benefit the business. In addition we are trying to keep the amount of solicitations to a minimum so homeowners aren't overloaded with advertisements. Mr. Kusher would like the ACC to allow "open house" and "directional" signs on the day of open houses. The Board members suggested that he email Sue Howard on this issue since the ACC is the committee in control of signage issues.

Ms. Maria Keitner (6 Killarney Circle) dropped off a letter to the Board informing us of her contact with Mr. Leland McCormick from DHEC regarding the lake. She is unhappy with the amount of algae, cattails, low water level, and overall appearance of the lake. Kathy spoke to Mr. McCormick on August 14th concerning the appearance of the lake. Mr. McCormick said that the algae has gotten out of hand and asked if we had a management company. Kathy told him that "yes" we did have a management company. DHEC does not have control over "private ponds". He said that while the oxygen level was ok it really needs to be higher. There are too many cattails and that the low water level is contributing to the problems. Kathy explained that Sean Woods, with Estate Management, goes to the lake every other week and sprays chemicals to kill the algae. The low water levels are contributing to the high PH levels which are neutralizing the chemicals and not allowing them to work as well or as quickly as they should. Sean said that the removal of the cattails, once they are sprayed and killed, would be more than \$500 and that he would need to put a boat in the water in order to remove them. The Board agreed that Mr. Woods could put his boat in the lake in order to remove the cattails. Mr. McCormick suggested that an application of lime may help bring the PH down but to check with the Clemson Extension. Kathy called the Clemson Extension in Beaufort, then in Jasper County and was told that DNR (Dept. of Natural Resources) would be the place to call. Kathy is going to try to get DNR to come and inspect the lake. Sean suggested that we buy weed eating carp in the lake. The carp are sterile and will need to be replaced every five to seven years. If we buy them in December or January they will be \$3.75 instead of \$5 each. He suggests that we

but about 400 carp. We will need to make sure to put the cost of the carp in the upcoming budget. There was some discussion of how to raise the level of the lake. The overflow pump is already running 22 out of 24 hours a day. The Board is frustrated with Estate Management because we feel that we are being advised in hindsight – after the problem is out of hand. Russ Barbor will talk to Jeff Wiggins to see if the level of the lake can be raised. Do we need to dig the lake deeper, raise the overflow level, and or buy a new pump? The pump in the fountain seems to be burned out again. Every time you reset the breaker it throws it off. Estate Management is going to pull the motor for the fountain to see if there is a problem he can fix or if it needs to be replaced. Steve will write a letter to Ms. Keitner informing her of the steps we are taking to correct the problems with the lake.

Mr. Gilner is unhappy that his neighbor did not get his approval before installing a wrought iron fence. Mr. Gilner was told by his sales person that neighbors with abutting property would need his approval before installing fences. He points to the Design Standards saying that neighbor approval is needed. Bill and Sue responded to Mr. Gilner that it does not state the need for neighbor approval anywhere in the covenants and that the Design Standards have not been adopted by the community yet. Robert will write a letter to Mr. Gilner explaining that his neighbors only need ACC approval in order to install a fence.

BJWSA and Plantation Pools can't seem to find the cutoff valve or the meter for the pool. If we can't shut the water off at the cutoff valve the bib feeding the pool will not be able to be repaired. The water fountain by the ladies restroom is not working and has never worked. A new one will probably run about \$600. Todd's company supplies drinking fountains and he can get us a good deal on one. Once we purchase the water fountain Bundy will have it installed.

Kathy is going to add a piece about the need for control of roaming animals to the September newsletter.

The ACC would like the rear property corners of 9 Stockton and 96 Muirfield to be located to assure that nothing is going over the property line. The ACC inspected the landscaping in question at 9 Stockton Lane and found that the hedges had been trimmed back to four feet. The landscaping near the rear of their lot had not been approved by the ACC, is blocking their neighbor's view, and some of it is in the common area. The ACC would like the Board to issue a letter informing the Lois' that all unapproved landscaping and landscaping that is in the common area will need to be removed in accordance with section 7.06. Bill has explained to Sue that 7.06 does not say what she is interpreting it to say. However, Mr. Lois said that Mona had told them that they could maintain the landscaping in the common area. The Board will not take action on the Lois landscaping issue until the ACC finalizes the Design Standards.

Steve reported that Centex has 12 homes left to be sold. Currently 9 of these homes are under contract and three are completely available. Kathy has not received paperwork from Centex regarding new closings. Steve received 91 trash surveys back. 90% of those who responded were interested in knowing the cut rates that homeowners would receive if most residents used the same trash company. Steve will add a piece to the newsletter thanking trash survey respondents. Bill suggested that once the trash companies have finalized their prices that Steve send out a contract to all homeowners to see how many residents take part in the offered deal.

Bill will be in Russia from the 28th of August until the 27th of September. He hopes to have access to email via local computer cafes.

No date has been determined for the next Board meeting. If a meeting is held in September in Bill's absence Steve Emerick, as Vice President, will conduct the meeting. Steve will determine if and when there will be a September meeting. Being no further business to be discussed, Bill adjourned the meeting at 5:45 pm (Todd motioned, Jill seconded).

Sincerely,

Jill Barbor