

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
MINUTES
July 25, 2002

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Bill Gordon on July 25, 2002 at 4:06 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Paul Adkins, Steve Emerick, Jill Barbor, and Todd Elliott. Present for the Management was Kathy and Robert Bundy.

The Board unanimously approved the following items. The Minutes from the June 19, 2002 meeting (Jill motioned, Paul seconded). June 2002 Financials (Steve motioned, Paul seconded). Allowing people to place ads in the Eagle's Pointe newsletter. A business card size add (2 x 3 ½) will cost Eagle's Pointe residents \$25 and non-residents \$40. A 4 x 3 ½ ad will cost residents \$40 and non-residents \$75 (original proposal motioned by Jill, seconded by Paul – amended proposal motioned by Jill, seconded by Steve). It was decided that changing the locks on the restrooms at the pavilion on hold (Steve motioned, Todd seconded). Proposing irrigation in the common areas in phase 1 and 2 was tabled until more bids could be compiled (Steve motioned, Todd seconded). Atlantic Pools will be let go on August 1, 2002 and replaced by Plantation Pool Services (Steve motioned, Paul seconded). Replacing the filtration system at the pool was tabled until the September budget is prepared (Jill motioned, Steve seconded). The Eagle's Pointe insurance policy was renewed (Paul motioned, Steve seconded).

Kathy reported that many lawns in Eagle's Pointe are not being maintained. A list of these home sites has been compiled and letters will be sent to homeowners with ACC approval.

Eagle's Pointe residents and non-residents will be allowed to place ads in the Eagle's Pointe newsletters. Advertisements will have to be sent to Bundy Management camera ready. The cost of the ad will cover the extra copying and postage costs. The September edition of "The Eagle Eye" will let homeowners know that they can buy advertisement space in future newsletters.

Bill has received 93 surveys. They are being broken up into groups of ten and then numbered. Those surveys submitted by homeowners who own two homes in Eagle's Pointe will be counted for two votes. Once the surveys are numbered and grouped, the survey answers are tabulated and totaled. The biggest problems are the deposits, fines, fees, and landscaping. Fees will all likelihood be dropped all together. Most respondents understood the need for deposits and fines but would like to see them lowered. The ACC will need to figure out how to compile the comments made by respondents. Somehow we will compile the survey information and get it to the homeowners. There will be a community forum in September. Approximately 68% of the responses came from people who attended the forum in June. Once the scoring of the survey is finished it will be turned over to the ACC. The ACC will be responsible for getting the results out to the homeowners.

Our attorney advises against putting cameras anywhere inside the restrooms at the pavilion. Locks with timers are being considered. These locks would allow homeowners to use the restrooms during pool hours and would automatically lock and unlock at specified times. These locks could be reprogrammed in the event that a group is using the pavilion for an evening party. We will consider adding the cost of these locks to next year's budget.

There have been numerous complaints about renter Kimberly Reuben. Most of these complaints have been about her excessive drinking and extremely foul language at the pool – particularly in front of children. Denise La Force wrote a letter to Bill complaining about her level of intoxication and language. This letter will be kept on file in the event that there are more complaints.

Bill received a request from homeowner Barry Deardorff of Mulligan Circle to be considered if the POA considers changing pool companies. Since Atlantic Pools has not been doing an adequate job keeping the pools clean and letting Bundy Management know that there are problems with the baby pool (chipping

concrete and yellow stain returning), Year Round Pools and Plantation Pools were asked to submit proposals on monthly cleaning costs and the cost to replace the filtration system in June. The proposals were received and reviewed. Year Round Pools proposed to maintain the pools for \$1,430 a month. Plantation Pools has agreed to meet the prices we are currently paying to Atlantic Pools (\$1,180 during pool season and \$850 in the off season). It was decided that Plantation Pools would take over the maintenance of the pools as of August 1, 2002. It will cost the POA \$16,590 to replace the filtration system. The new system will include a backwash system, which is essential in keeping pools clean. The baby pool will need to be acid washed again. Plantation Pools suggests that we paint the pool(s) a light shade of blue to help keep the pools looking beautiful. Kathy will send a letter to Atlantic Pools notifying them that their services will not be needed after the first of August.

It is time to begin preparing the 2003 budget. If we are going out for bid on any of our services it is time to get those bid letters out so the proposals can be considered for next year's budget. We will need to reassess our reserves to make sure that we have enough money when the roads need to be repaved and the pool needs to be re-cemented.

The area behind 34 Muirfield Drive and up to 4 Stockton Lane house was not included when pine straw was spread in all of the common areas. Robert will ask Magnolia why this area was not covered.

Irrigating the common areas in phase 1 and 2 of Eagle's Pointe will be proposed as a special assessment in next year's budget. Bill would like to keep the dues at the current rate for the next couple of years if at all possible. This issue will be discussed with homeowners at the annual meeting. In the meantime we will gather a few bids to present to homeowners.

The cost of the insurance for Eagle's Pointe POA went up \$1381 from last year. This year insurance will cost Eagle's Pointe \$8633.40. This company quoted the lowest price of the three bids that Bundy got last year. Insurance costs went up across the board in part because of "September 11th".

Robert said that Estate Management recommends that we get rid of the cattails in the lake. Estate Management will spray the cattails as part of the regular maintenance fee. Robert will email Board members with Estate Managements recommendations on how many cattails to get rid of. Robert is still trying to find a plumber to fix the water fountain near the women's restroom at the pavilion.

The next meeting will be held at 4:00 on August 15, 2002 in the Association Room at the Clubhouse. Being no further business to be discussed, Bill adjourned the meeting at 6:05 pm (Todd motioned, Steve seconded).

Sincerely,

Jill Barbor