

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
October 17, 2002**

The Eagle's Pointe Property Association Board of Directors was called to order by Bill Gordon at 4:00 on October 17, 2002 at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Steve Emerick, Paul Atkins, and Jill Barbor. Todd Elliott was absent. Present for the Management was Robert and Kathy Bundy. Present for the Lake Committee was Chairman Tony Waeschle.

The Board unanimously approved the following items. The minutes from the September 19, 2002 meeting (Steve motioned, Paul seconded). September 2002 financials (Steve motioned, Paul seconded). To have Bundy Management send violation notices to those not maintaining their property or mailboxes (Jill motioned, Paul seconded). Kathy will be able to access our bank records on-line with the approval of a corporate resolution (Jill motioned, Steve seconded).

After much discussion it was agreed that 240 grass eating carp should be ordered to stock the lake to take care of the grass overgrowth. We are uncertain exactly how much the carp are going to cost, but we are estimating \$6 a piece plus shipping. The carp would be delivered sometime between November and February.

Robert has been talking to Arthur DeHay of Aquatic Weed Management about maintaining the lake for Eagle's Pointe. Mr. DeHay will provide a proposal and an estimate next week to remove the cattails, treat, and manage the lake. Mr. DeHay informed Robert, Steve, and Tony that the cattails cannot be removed 100% and that they will need to be "managed". Mr. DeHay agrees that stocking the lake with grass eating carp is a good idea. Mr. DeHay said that it would take six weeks to spray the algae and grass on the surface of the lake. He would have to treat the lake in three stages because if he did the whole lake at one time it would deplete all of the oxygen and kill everything in the lake.

Cleland quoted \$750 to fix the sinkhole beside the drain inlet by Bill's house. This information was forwarded on to Jeff Wiggins at Centex. It is felt that Centex needs to have the hole fix since this is a recurring problem that has had to be addressed before by Centex.

REA Construction quoted \$5535 to pave the walkways from Muirfield to the lake. This price did not include a catch basin. Mike Foote from Foote & Sons called to ask Robert if we had made a decision about hiring them to pave the lake pathways with concrete. Foote & Sons quoted \$5180 including a catch basin.

There are 7 "Please be considerate" signs made up and being stored in the building by the pool.

Tom Waters of Plantation Pools will be meeting with Robert and Mike from Magnolia Landscaping to discuss the drainage problem that is seeping down from the berm and onto the pool deck. This seepage is corroding the deck.

We need to do cost benefits for a new filtration system at the pool. We need to discuss how we want to budget for the lake walkways, common area

Tony has established the Lake Committee to help keep an eye on the lake and offer suggestions to the Board. Tony, as Chairman, will be the representative disseminating information to and from the committee. Joe Janosik (24 Muirfield), Maria Keitner and Steve Kransinski (6 Killarney), Les Skogen (14 Royal Bay) and Ed Melisauskas (108 Muirfield) have agreed to join the Lake Committee. Tony has created a check-off list that he is asking his committee members to complete and deliver back to him once a week so that he can stay on top of the situation and keep the Board informed. Tony met with Jeff Wiggins from Centex to get a better understanding of how the lake operates, where it runs off, and how it was built in accordance with the 25 year flood plan. The biggest run-off of the lake spills out of the lake beginning between lots 141 and 142 and follows the drain lines back to a concrete water flow control box just behind tee 14. The water then flows out of Eagle's Pointe property and through a visible drain that goes under

Pinckney Colony Road and into the drainage system in Rose Hill. From there the water ends up flowing into the Colleton River. The other outflow outlet in the lake is located between lots 94 and 95 where there is a leveling outflow drain which is connected to pond #6a. Tony now understands that there are not any direct pumps taking water out of the lake. This dual outflow drainage system has been set up to maintain the lake water level in accordance with the 25 year flood plan requirements of the Eagle's Pointe community.

Robert informed us that a piece of black culvert pipe has been installed from the wetlands between 41 and 43 Stratford and run to the drain inlet in front of 43 Stratford to help elevate the heavy water runoff.

Kathy reported that 22 people need to repaint or repair their mailboxes and 17 homesites need to have their yards addressed. The Board agreed to have Bundy Management send violation notices to these offenders. She also informed the Board that Plantation Pools and Magnolia Landscaping will honor their 2002 prices for 2003. Tracey Lott told Kathy that the Social Committee intends to keep the 2002 budget in 2003. Kathy is waiting to hear from Mona about next year's cleaning prices.

We are still waiting for LinksCorp to bill us for our portion of the primary road. The reserve is there whenever LinksCorp decides to bill us. The Board may want to raise the reserve assessments to cover the rising costs of maintaining the roads.

Bill spoke with Chuck Wiseman, the attorney, about Centex turning over property whenever it suits them and refusing to pay for upkeep of property not yet deeded to Eagle's Pointe POA. Mr. Wiseman said that Centex can turn over property whenever they wish to do so, however they must repair items that are on the punch-out list agreed upon at the joint walk through. Centex should pay for the difference in the utilities on property that Eagle's Pointe POA does not have title to.

The Board needs to meet to readdress the Design Standards. Bill distributed a set that he has marked up and a set that the ACC has marked up. He would like to meet so that we can revise the Design Standards and send them back out to the homeowners. Our goal is to have a forum to discuss the revisions made to the Design Standards sometime in November so that the Standards can be passed and enacted by December. The Board agreed to meet on Saturday, October 19th at 10:00am at the Clubhouse to discuss the Standards.

The Board needs to meet and formulate a budget for 2003. The budget needs to be ready for vote by the December annual homeowner meeting. The Board agreed to meet on Wednesday, October 23rd at 1:00pm at the Clubhouse to discuss the 2003 budget.

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, Bill adjourned the meeting at 5:40pm (Jill motioned, Steve seconded).

Minutes prepared by Jill Barbor, POA Board Secretary