

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
MINUTES
April 18, 2002

The Eagle's Pointe Property Owners Association Board of Directors was called to order on April 18, 2002 at 4:00 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Jill Barbor, Steve Emerick, Paul Adkins, and Todd Elliott. Kathy and Robert Bundy were present for the Management.

The Board unanimously approved the following items. The Minutes from the March 13, 2002 meeting (Paul motioned, Steve seconded). March 2002 Financials (Paul motioned, Jill seconded). The Community Wide Standard (Paul motioned, Steve seconded). Letter to LinksCorp about quarterly invoices (Todd motioned, Jill seconded). Memo to Bill Laymen and an inquiry to Chuck Wiseman about our rights to the Association Room (Bill motioned, Todd seconded). Pay Servpro \$125 for cleaning the furniture in the Pavilion. Hire Mona Ward to replace Servpro for bathroom cleaning at the pool, to begin May 1st (Steve motioned, Todd seconded).

Kathy will change year-to-date entry road 50%, should be \$3880. This change will not affect the net.

Greg Shanks completed his project and it was approved by the ACC. Mr. Powell removed his lattice playpen and his one ton truck. Mrs. Warner is in the process of trying to have her underground fence installed.

Bill constructed a more specific Community Wide Standard that will apply more directly to Eagle's Pointe. The standard explains what how many and what type of people live in Eagle's Pointe. It is broad enough so that it won't have to be changed in the future, hopefully, yet specific enough to explain our community.

A letter will be sent to Bill Laymen regarding quarterly invoicing. LinksCorp would like to submit general quarterly invoices to Eagle's Pointe POA as opposed to billing us for the exact amount that we owe for the quarter. While the two amounts may be close the Board would rather have the invoices as they have been in the past. We want detailed invoices that include fixed prices and details on extra charges for labor and material. Should we have 50% say in anything that we pay 50% of?

After three letters from Bill, Ben Jones from Thomas and Hutton finally sent a letter off to the county to see if we can go to once a month street sweeping. Ben Jones feels that the water monitoring is unnecessary since it will be difficult to trace the source of a problem. If the county agrees to eliminate the water monitoring it may take up to a year to be dropped.

Bill will e-mail Chuck Wiseman (our attorney) asking for clarification about our legal rights regarding the use and ownership of the Association Room. After hours it will cost a homeowner \$35/hour if you are not going to use the dining room. If you want to use the lounge and you have a cash bar it will cost \$50/hour. If you want to use your own liquor they will charge a corkage fee (as yet unknown). Bill Laymen says that we will not have access to the Association Room after hours. The assessment fee that was paid by Centex to LinksCorp for the Association Room is to cover any and all maintenance or redecorating to ever be done.

The pools have been acid washed. They are beautiful. The pool was shocked and will be open by the middle of next week. Atlantic Pools is concerned that our filtration system is not running at 100%. Atlantic Pools contacted Beaufort County to find out if DHEC signed off on the current filtration system. The county had no such records. Atlantic Pools will call Columbia to find out if they have the records. If DHEC signed off on the current system Atlantic Pools will give us a proposal on what it will cost to replace the current system. The filtration system does not have a backwash system on it. We will ask Centex to help us pay for the replacement of the current filtration system. Atlantic Pools will submit a projection for things that will need to be done with the pool over the next ten years.

The live oak that is hanging over the pool is creating many problems as far as maintaining the pool and the pool deck. The county will not allow us to remove the tree unless we can prove that it is dead. If we

remove the tree we will have to replace its circumference area with as many trees in the same area (if our tree is 30 inches in diameter we will need to buy as many trees as it will take to make up the 30 inches. Replacement trees may not be less than 2 ¼ inches in diameter). If we prune the tree back enough to stop the debris from polluting the pool we will end up killing the tree. We do not need county approval to prune the tree, but it will need to be pruned evenly.

Kathy talked to Atlantic Pools after receiving a \$2350 bill for the acid washing of the pools. She reminded them that they promised the bill wouldn't be much more than the \$1550 we were paying for the other cleaning. Atlantic Pools reduced the bill to \$1900.

Kathy Levy, an Eagle's Pointe resident and certified swim instructor, would like to send out a flyer offering swimming lessons to resident children. She will be paid for her time, but will not be allowed to have children who live outside Eagle's Pointe participate. Kathy will contact our insurance company to find out if they will cover the liability of the lessons. Todd is opposed to lessons being held on weekends. However, lessons are half an hour long and are "Mommy and Me" classes that won't take up much room in the pool. The majority of the people who use the pool are families with children. The pool will not be shut down while the lessons are being given. The Board approved Kathy Levy distributing her flyers and conducting swimming lessons as long as the insurance company will cover the liability.

Servpro cleaned the furniture in the Pavilion and submitted an invoice for \$185. Robert had asked for a quote before the job was done, but the job was done without the quote. Mona would have cleaned the Pavilion furniture for \$125. It was agreed that we would pay Servpro \$125. Mona Ward agreed to honor the bid she submitted last year, \$50 a time, for cleaning the bathrooms and emptying the trash in the bathrooms and Pavilion. We will ask her to begin on May 1st. Does Magnolia know that they are responsible for emptying the garbage within the pool area twice a week during pool season (once a week off-season)?

Plywood needs to be installed within the lighting units in the bathrooms at the Pavilion to help put a stop to vandals climbing down into the restrooms. Jill volunteered Russ Barbor to install the plywood.

The golf pros at the Eagle's Pointe course asked Steve if they could have passes for the pool for their wives. Steve suggested that we sell the course 5 passes to use at their discretion. The Board agreed that this would not be a good idea.

Bill will inspect the houses in Phase 3 to determine if LinksCorp or Centex need to return to repair or install landscaping.

The ACC would like to force all commercial vehicles to park in the garage. The attorney says that we cannot force trucks one ton or less into the garage. However, we can force vehicles with signs into the garage. The Board would prefer that the ACC adopt some sort of standards for signs on vehicles. We are still on hold with the new Design Standards.

The ACC will address the ongoing dispute on Stockton Lane between #7 and #9. Centex has been contacted about the hole near the manhole near 27 Muirfield Drive.

Robert reported that the wellhead on the fountain is cracked and will need to be fixed.

The streetlights at the entrance to Muirfield Drive are out. Kathy contacted Kevin, but the lights are still out. Homeowners still don't like the way the flowers around the entrance look and would like the opportunity to take over landscaping that area.

Bill will arrange the next Board meeting with members, as May approaches. Being no further business to be discussed, Bill adjourned the meeting at 6:17 pm.

Sincerely,
Jill Barbor