

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
MINUTES
May 16, 2002

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order on May 16, 2002 at 4:15 pm at the Association Room at the Clubhouse. Present for the Board was Bill Gordon, Todd Elliott, Jill Barbor, and Paul Adkins. Kathy and Robert Bundy were present for the Management. Mrs. Schurgot of 13 Mulligan Circle was present as well.

The Board unanimously approved the following items. The Minutes from the April 18, 2002 meeting (Bill motioned, Todd seconded). April 2002 Financials (Jill motioned, Todd seconded). Notice of Violation to the Lois family for section 7.06 (Bill motioned, Jill seconded). The addition of I and J to the "Fines" section in the Architectural Design Standards regarding Section VI, C. Landscaping and the additions to above section on page 9 (Jill motioned, Paul seconded). Someone on the Board would contact the homeowners in Phase 3 to request the placement of their satellite dishes away from the front of their homes (Bill motioned, Todd seconded). The changes in Section VI, D. Signs in the Design Standards proposed by the ACC were not accepted (Bill motioned, Paul seconded). Section 6, U. Parking #2 to use wording proposed by the Board and to delete numbers 8 and 9 in same section (Bill motioned, Jill seconded).

Todd felt that the minutes did not need to include everything that is discussed at the Board meetings. He felt that only topics that were motioned on needed to be logged in the minutes. While it was a nice thought and it would save on Minute preparation, it was agreed that Board Meeting Minutes needed to be detailed.

Kathy informed us that one family has signed a payment agreement in order to get current with their Property Owners Dues. There are about 13 families who had not paid dues by the end of April. Kathy will bring an updated list to the June meeting. Mrs. Schurgot suggested that the Board publish the names of those residents who are behind in their dues in the Newsletter. Bill reminded us that when he asked the attorney about putting names in the Newsletter he recommended that we not do that because it would create animosity.

Roberta Jacapero filed a complaint that her neighbors (the Lois family) are allowing their landscaping to block her view of the lake. The Board agrees that landscaping over 18" high must be approved before being installed and that hedges must be kept cut down to four feet in height.

The Board agreed to new fines (I and J) for landscaping violations against section 7.06 in the Eagle's Pointe CC&R's. Fines for unauthorized landscaping and failure to remove unauthorized landscaping were added to the "Fines" section of the Design Standards. "Any landscaping...approval" was added to the second paragraph of Section VI, C. Landscaping. "No landscaping...properties" was added to paragraph "a" of 2. Plant Design of the above-mentioned section.

There are no fines for "failing to apply" for ACC approval before changing the exterior of property. The Board decided to let the current version of the Design Standards settle in for six months before working on the wording for "failure to obtain ACC approval" violations.

The Board agreed not to fine Mrs. Gordon at 16 Muirfield Drive for failure to obtain ACC approval prior to beginning her landscaping work. The ACC had requested that a fine of \$100 be issued to Mrs. Gordon.

The Board agreed not to send Notices of Violation to homeowners whose satellite dishes are placed at the front of their property. A member of the Board will talk to these individuals to ask them if they would consider moving the satellite dishes.

The ACC had requested that the Design Standards be approved with all of their changes. The Board agreed to leave the sign description section, gathered and submitted by Steve (Section VI, D. Signs), in the Design Standards as opposed to not allowing vehicles with signs to be parked outside the garage. Prohibiting

vehicles with signs from parking outside the garage would take a 2/3 vote of all homeowners. The Board agreed to leave the "24 hour" (Section VI, U. Parking, #2) parking rule as it was first written as opposed to the new way the ACC recommended. Bill will type up a memo to the ACC explaining why we did not honor their changes to the Design Standards. He will further explain how they misunderstood the attorney and that what they are requesting is either incomplete or can not be enforced. All Board members gave blessings to pass the Design Standards. Steve gave his "ok" to the Design Standards to Bill prior to the meeting.

Steve will get the Centex sales update to Kathy before the newsletter goes to the printer.

Paul informed the Board that the same mailboxes we are currently using could be purchased at either Wal-Mart or Home Depot for \$4.87. The flags on these mailboxes will have to be painted red to match current mailboxes. Letters and numbers matching the current Eagle's Pointe styles may be purchased at Sign D'Sign for less than \$10 total.

Paul called Palmetto Electric on May 14, 2002 explaining that nothing has been done to fix the burnt out lights in the development. He was told that there were no other complaints on file but that a note would be made and that someone would look into the situation. Paul will make a follow-up call to a supervisor if the lights are not fixed shortly.

Bill is going to walk Phase 3 to make notes on the landscaping issues.

Kathy will call Bill Layman to find out what is going on with the billing situation.

Jill asked Bill if he was going to call Coastal Surveying for a complete set of site plans for properties in Eagle's Pointe.

Jill reported that the pool is open and beautiful. She plans to meet with Jim from Plantation Pools before the next Board meeting to discuss the filtration system and general condition of the pool. The bathrooms have not been vandalized since the last Board meeting. The plywood has not yet been installed in the lights as discussed at the last meeting.

Kathy will let Sue Howard know that she may purchase a tape recorder to be used by the ACC to record their meetings. The POA will reimburse her from the Eagle's Pointe petty cash.

The next meeting will be held on June 13, 2002 in the Association Room at the Clubhouse. Being no further business to be discussed, Bill adjourned the meeting at 5:51 pm.

Sincerely,
Jill Barbor