

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
August 14, 2003

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Robert Erickson on August 14, 2003 at 4:30 PM at the Association Room at the Clubhouse. Present for the Board was Robert Erickson, Paul Adkins, Todd Elliott and Scott Whitcher. Present for the Management was Kathy and Robert Bundy. Present for various committees were Infrastructure and Lake Committee-Tony Waeschle, ACC Committee - Matt Michalak and Social Committee -Traci Smith. Other homeowners present for the meeting were: Stephen Krasinski, Tom Margotta, Elaine Bennett and Al Ameer.

The Board unanimously approved the following items:

1. Accept the bid from Estate Management for the chemical treatment of the lake to get rid of the Southern Pond Weed. (Bob made the motion and Scott seconded).
2. The minutes from the July 17, 2003 Board meeting (Bob motioned, Paul seconded).
3. Fund the Labor Day Party with \$600. (Paul motioned, Todd seconded)
4. Prohibit any future spending of association funds on alcohol. (Paul motioned and Todd seconded).

The meeting was opened by Bob Erickson offering to alter the meeting agenda if there was a topic the attending homeowners wished to hear first or just proceed with the agenda as written. It was suggested that the lake report be given first as that was a topic most attending were interested in.

Tony Waeschle gave his Infrastructure report dealing with the lake. Before he started he thanked Stephen Krasinski for information he provided from the early beginnings of the lake.

Tony then gave a detailed report on the Stormwater Pond system beginning with the developing stages based on information and maps he has acquired from Thomas & Hutton. All ponds in Eagle's Pointe are connected meaning that the ones owned by LinksCorp are connected to the large association lake. The golf course can and has pumped water out of the ponds for irrigation on the golf course. If they pull off more than they replenish into the system by their well, then this will have an effect on the level of the lake.

There have been several meetings concerning the lake with the engineering firm of Thomas & Hutton and with the pond management company of Estate Management. The BOD has asked for recommendations from both companies. Thomas & Hutton is of the opinion that the county will not allow the level of the lake to be raised.

The least expensive and quickest solution to the lake problem is to treat the grass that's in the lake. The Flouridone chemical treatment will trick the weed plants into thinking that

it is winter and they will go dormant and die. One completed treatment should last for about 12 months. The lake will look worse before it looks better. The weed will turn white in color, die and break off at the root level. The grass will potentially float to the top of the water where it will decompose and then drop to the bottom of the lake. This cycle may take up to 60 days to complete. Before the treatment can begin, Estate Management has to determine if rain is expected. Rain will dilute the affects of the chemical. There needs to be 12 days without any significant rain for the treatment to be successful.

Other steps citizens can take would be to beautify the embankment of the lake with plantings of approved plants. This would be a continuing process. The association could also start a planting program in the littoral areas of the lake.

There has been a meeting with Linkscorp and they have been asked to be involved in cooperating with the treatment of their ponds and the lake so that all have the same standards since all ponds and the lake are connected. Estate Management treats Linkscorp ponds too. The lagoons on the golf course are deeper than the lake, which is the reason they look better.

Bob Erickson made a motion to spend \$1500 for the chemical treatment using Flouridone to kill the Southern Pond Weed. Paul Adkins seconded the motion. The vote was called for and passed unanimously. Robert will contact Estate Management to send a contract to proceed with this treatment as soon as possible.

Bob Erickson made a motion that the minutes of the July 17, 2003 meeting be accepted as written. Paul seconded. The motion passed unanimously.

Traci Smith presented to the board the responses she had regarding the Labor Day party survey that had been circulated. Bob Erickson explained the reason that the board decided at the July meeting to not fund the Labor Day party was because of the pending lake issues and the vandalism of the bathroom expenses. He stated that this did not freeze the Social Committee's funds for the rest of the year but only for the Labor Day Party. Traci stated that since this year's budget did have the funds in them for the Labor Day Party and the other normally planned parties, she felt that the funds should not be withheld. This subject was discussed by all.

Paul Adkins made a motion that the Social Committee be allowed to spend \$600 for the Labor Day Party. Todd Elliott seconded. The motion passed.

Kathy Bundy talked with Bob Deeb, association legal consultant, who advised that the association should not pay for alcohol at its functions. She also contacted the insurance company and there would need to be a separate policy that covers serving alcohol. Both advised that BYOB would be the best way to handle alcohol at association functions. There is still the responsibility not to let anyone leave a party and drive if they have had too much to drink.

Paul Adkins made a motion that no funds would be spent on alcohol at any association party or function. All association parties can be BYOB if desired. Todd seconded the motion. The motion passed unanimously.

The programming has been completed for the locks on the bathrooms at the pavilion. All owners have been assigned a personal code. These codes have been prepared and placed on an index card to be mailed to the owners along with a flyer with an explanation of the new system. The board decided to put codes into affect on August 21, 2003. The locksmith is to meet the Bundys at the pavilion after the board meeting. It was decided that no time frame would be set at this time. All codes will work 24 hours a day. Mail all owners their codes and any owner who does not live in Eagle's Pointe and who has a tenant will be advised to return the card with the name, address and telephone number of the occupant of the house.

A notice and agenda of the forum will be send along with the mailing of the bathroom codes.

The agenda for the forum on 9/11/03 was discussed and planned. Another sheet to be included with the mailing is an owner's opinion survey of items brought up to the board for consideration. Bob Erickson will email the notice/agenda and the survey to Kathy for inclusion in the mailing.

Woody Mead, webmaster, has agreed to keep the website active and to put the BOD minutes on it each month. This will help communicate with the association what is going on and what is being discussed.

The management report was presented and discussed.

The infrastructure committee is going to be preparing the specifications to be distributed for bid for some of the contractors in Eagle's Pointe. Tony was given the current contracts.

Paul Adkins tendered his resignation from the board for health reasons. The board sadly accepted his resignation.

The meeting was adjourned at 6:15.

The next board meeting has been scheduled for September 18th at 4:30 at the Association Room at the Clubhouse.

Respectively Submitted,

Kathy Bundy
Management

