

**Eagle's Pointe Property Owners Association  
Board of Directors Meeting  
Minutes  
18 September 2003**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 18 September 2003 at 4:30 pm in the Association Room at the Clubhouse. Present for the Board was Robert Erickson, Tony Waeschle, and Scott Whitcher. Present for the Management was Kathy and Robert Bundy. Present for the ACC Committee was Matt Michalak. Other homeowners present for the meeting were Don Hopkins and James Breininger.

The meeting was opened by Bob Erickson offering to alter the meeting agenda so that attending homeowners could be heard before proceeding with the normal board topics.

Homeowner Don Hopkins, 57 Muirfield Dr, brought a letter and photos regarding a violation of Eagle's Pointe Architectural Design Standards by his screened enclosure. Mr. Hopkins stated he is willing to change his enclosure roof to meet the design standards. He noted that Russ Barbor gave him a verbal okay before the project was started and viewed it after completion and said it was fine. Mr. Hopkins believes that his screen enclosure contributes as much to the community as a screen enclosure as mandated by the Eagle's Pointe Architectural Design Standard. The roof of the enclosure can not be seen from any common area. The cost to upgrade Mr. Hopkins' enclosure to meet the Design Standard will be approximately \$1000. He requests that the ACC review the standards and change them to take into account visibility in regards to the aesthetics of future enclosures. The use of common sense should be part of and review of plans. The Board told Mr. Hopkins that they were in agreement with him that the standards for screened enclosures needed to be reviewed. The board is planning to look at the standards and meet with the ACC to work out the differences between the ACC and the Board. The Board put Mr. Hopkins' violation on a temporary hold until a decision on the standards is made. At that time we will notify him as to whether or not he needed to change his enclosure's roof.

Mat Michalak, member of the ACC, stated that he had performed a survey of properties facing the lake. He found of the 81 properties a total of 27 had screened enclosures all of which meet the current Design Standard. He then stated several sections of the covenants relating to the Design Standard and who is responsible for it. Per the covenant the Design Standard, or the changing there of, is the responsibility of the ACC. The ACC is responsible for all appeals and denials and the final decision of the ACC is binding. In all cases final ACC decisions are based on the current Design Standard. The Board questioned Mr. Michalak if there was a specific definition of the Design Standard. He could not come up with a specific definition other than that there were 27 enclosures around the lake that had shingled roofs. An extended debate continued between Mr. Michalak and the board about the standards with neither side coming off their positions. The board has heard enough calls from the community that a specific design (screen

enclosures) of the Design Standard needs to be reviewed. The Board feels the standards are too vague and need to be looked into to make them clearer for the homeowners. President Robert Erickson stressed that no member or the ACC should give verbal approval in any way when approached by a homeowner. He/she should direct the homeowner to send written documentation to the full ACC committee for review. The Board would like to set up a future meeting with the ACC to work on the Standard Design. A motion was made by Tony Waeschle, and seconded by Scott Witcher to set up a joint work session with the ACC in October to study the problem and to decide on a plan of action as to whether or not to make a change. Motion passed unanimously.

James Breininger, 71 Stratford Drive, was invited by the President, Robert Erickson in response to a letter sent by Mr. Breininger concerning representation of homeowners from Phase 3. He was concerned by all of the talk and proposed funding being made to the Lake when most homeowners in Phase 3 have no connection to the lake or have even seen it. Mr. Breininger was advised there was a vacancy on the board and he was asked if he would be interested in filling the vacancy until December, if so he was welcome to apply. Mr. Breininger has lived in Eagle's Pointe for 2 years. He comes from New York City where he lived most of his life. Mr. Breininger said he lives in the house on the 8<sup>th</sup> hole that was mentioned in the owner's forum as being the "eyesore" and not in conformance with the Design Standard. He said he had received approval from the ACC to install the screened enclosure. The Board asked if he had the approval letter but he said that it went to his contractor. Kathy Bundy stated that she would have it in the ACC minutes. The Board asked for a copy. In the meantime Robert Bundy was searching his paper work and came up with a copy of the ACC minutes dated Feb 11 2002 which approved Mr. Breininger's enclosure. The approval had been made by a previous ACC committee whose members no longer served on the current committee. The Board has the minutes and will bring it to the joint session planned with the ACC. Mr. Breininger said he would be interested in acting as a representative of Phase 3 on the board at least until December. A motion was made by Tony Waeschle, and seconded by Scott Witcher to appoint Mr. Breininger to fill the vacancy on the board. The motion passed unanimously.

The Board unanimously approved the following items:

1. The minutes as amended from the 14 August, 2003 Board meeting (Bob motioned, Tony seconded).
2. The financial reports for August 2003 (Bob motioned, Scott seconded)

The Management Report was presented and discussed.

The chemical treatment was put in the lake on 16 September. It will be at least 2 weeks before we see any difference.

The cost of the sinkhole repair will be approximately \$18,000. This will be funded from a CD which just matured. These funds (\$18,583) were put in the reserve checking account. Chris Cleland projects completion by Friday, 19 September, with the

landscaping done on Tuesday, 23 September. After we get the final cost, Bundy Management will work with Links for a contribution.

We were notified by Beaufort Jasper Water & Sewer of a required annual backflow check where there is use of public water. Failure to do so requires us to stop using public water for irrigation. The check was performed and a bad unit was found in Eagle's Pointe Circle. It was to be replaced at a cost of \$400.

A letter was sent to Magnolia Landscaping noting all the recent problems and requesting closer supervision of the workers.

The annual meeting has been set for 2 December 2003. A notice that will be sent to all homeowners is being drafted with inputs from Board members.

Tony will have inputs for contracts for next years budget to Kathy next week. Scott will send spread sheet to Traci for her proposed social budget

From the Owners forum. Traci/Mona's suggestion of having the Christmas party off-site on a party boat was rejected by the board. The Board believes the Christmas party should be on site.

Reference the repair of the path around the lake. A survey will be done to locate the bad parts and determine the cost to repair those parts. Funding is available to do the work.

One of the items of high interest on the owner's survey was beautification of the common areas. Bob requested a new cost estimate for the irrigation of the 5 common areas in phase 1 & 2. The Board is looking to fund the cost with a 3 year loan so there will not have to be a special assessment to he homeowners. Once we have the cost the Board will decide what to do next.

It was suggested that a mini newsletter be put out telling the homeowners of recent actions. Also a modification to the format of the Eagle Eye newsletter was requested. It was suggested that the President's column be put on the front page and the Golf column moved back.

The meeting was adjourned at 6:08 pm.

The next board meeting has been scheduled for 16 October 2003 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher