

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
DECEMBER 14, 2006**

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by the President, Ray Schurgot, on December 14, 2006 at 3:09 PM. Present were Ray Schurgot, Wayne Butterworth, Celia Beauchamp, Kathy Bundy and Robert Bundy from our management company. Absent were Jim Morrison & Linda Lacy.

Barry Deardorff appeared requesting forgiveness for fines for boat & mailbox violations. He indicated he did not realize the severity of fines and would be willing to work off fines by doing work required on common property. Motion was tabled until the full board would be available to vote on the decision at a special meeting.

**Minutes of November 09, 2006, Meeting**

The minutes were approved.

**President's Report**

The election of officers was tabled until the full board is present.

Rita Jaklitsch continues to have expired licenses plates and garbage cans with trash in front of garage. Letter to be sent for above violations and fines to commence.

Rojas situation – Letter to be sent for expired California plates, mail box repair and failure to maintain property (lamp post broken). Fines will commence immediately.

Storm water monitoring – Contact Jerry Stewart (new councilman) after first of 2007 to proceed with what further action can be taken.

Contracts: Estate Mgt – new contract accepted for lake maintenance. Bundy Mgt to schedule fountain maintenance and carp addition to lake.

Pool Contract – Accepted for 2007 – Pool open 04/01/07 to 10/31/07

Common Landscape – Total Lawn Care contract accepted for 2007.

**Treasurer's Report**

The Treasurer reviewed expenditures through the end of November, 2006 with no issues noted. Budget outline adjusted to reflect correct line items for recreation and welcome committees.

The Treasurers report was accepted.

**Management Report**

Delinquency Report: There were 15 owners who are in arrears. One owner owes two quarters; Five owe current quarter with rest owing less than 1 quarter.

Quarterly statements ready for mailing with insert requesting additional community participation involving violations noticed by residents.

Mgt toured common property with new lawn service to review arrears requiring attention.

Irrigation plats were provided including layout & location of valves, etc.

Water bills continue to be monitored and will also be checked by new lawn service.

New street sweeping contractor will provide service first Tuesday of each month. (If rain will reschedule first available date)

**Committee Reports:**

**Architectural Control**

Wayne Butterworth assigned as liaison.

Board approval of following members for the committee:

Tom Burden; Charles Grayson; Talib Hakeen; Bob Jurinko; Bob Stelmack

Applications submitted for action will require specific descriptions.

Board recommended approvals are to be valid for four months with work commencing within 90 days; otherwise, application must be resubmitted.

Mail boxes will be responsibility of ACC for inspection and action.

**Beautification**

Thank You Letter to Maria Keitner for service with the committee and an honorary pass to recreation area.

**Infrastructure**

Consideration given to three bids for concrete paving of path between Mulligan Circle and Murfield Drive – Total Lawn Care bid accepted and work to commence early spring.

**Recreation**

Bulletin board order has been placed. Will be installed by Kevin Morgan, Golf Superintendent, Links Corp upon receipt.

**Safety and Security**

Suggestion for reflectors to be placed at main entrance to enable site of curbing discussed. Will review with SCDOT for other options.

**Social**

No report.

**Communications**

Newsletter adds discussed: Residents (owners or renters), to be charged \$30 for business card size; \$50 for double size per issue.

Non residents to be charged \$40 for business card size, \$75 for double size per issue.

**Welcome**

The committee continues to welcome new residents with gifts and local information.

**OLD BUSINESS:**

The Aging Study will be continued to be on the agenda for future reference.

**NEW BUSINESS:**

Mgt requested to secure bids for power/washing – painting recreation area including repair or replacement of lights, fans, etc. Target for completion prior to pool opening for 2007.

New Christmas decorations to be secured for entrance with Links sharing cost.

The meeting was adjourned. **The next meeting will be January 10, 2007 at 3 PM.**