

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
13 November 2003

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 13 November 2003 at 4:05 pm in the Association Room at the Clubhouse. Present for the Board was Robert Erickson, Todd Elliott, Tony Waeschle, and Scott Witcher. Present for the Management was Kathy and Robert Bundy. Also present was Jeff Wiggins representing CENTEX and Jerry Ashmore representing The Greenery Inc.

Jeff Wiggins presented a report on the status of the punch list. He stated that there were still some items to be completed and that he was aware of some repairs that were poorly done and needed to be redone. The only items on the list that he said he would not do were the pavilion arbor and the pool deck. His main reason for this was that these items were not covered on CENTEX's warranty being they were at least 6 years old. Jeff will send an updated Punch List to the Bundys for distribution to the Board. The Board requested a final completion date from Jeff. Jeff said he thought all would be completed by the second week of December. The Board gave him until the end of December, to which Jeff said he was sure it could be done by then if not sooner. The Board will do its own walk through after completion and let Jeff know if there are still problems. The ACC should take the lead in this walk through.

Jeff was asked who build the bulkhead for the lake and if he had and specifications. Jeff provided the name of the builder (Indigo) with a phone number (912-658-4652) but said he did not think he had any specification documentation, but would look. He also provided names of firms that built walls.

Jerry Ashmore representing The Greenery Inc. presented bids for the Landscaping Maintenance contract and irrigation of the common areas.

A list of responders for the landscaping maintenance contract was provided and two or three members of the board will check out references of the two low bidders to determine the winner.

The Board unanimously approved the minutes from the 16 October 2003 Board meeting. (Bob motioned, Tony seconded).

The financial reports for October 2003 were discussed and approved. Kathy noted that the printing and postage budgets will be over when the November financials are issued due to high printing for copies of the covenants and packets to owners for the annual meeting. The county is installing a water line along RT 278 and will be digging up in front of Eagle's Point. The association will be responsible for 50% of the cost to repair

any irrigation system damage and sod replacement. The amount of the charge will not be known until after the work is completed.

The ACC report was sent to limited distribution. The ACC requested that a number of violations be sent out. It was felt by the Board that some of the violations were “picky”; not serious; i.e. cars parked in the street, trash cans not in the garage etc. It was suggested that a letter be sent first, before the violation letter, to see if the problem can be solved without the harsh violation letter and fine. The Board had previously asked the ACC to talk to any violator before a violation letter is sent. There was no indication in the ACC minutes that that had been done for the violations the ACC wanted sent out. It was recommended that another joint meeting between the Board and the ACC be held to specifically address the screened enclosure issue. Bob will call Russ to confirm the points in their minutes. The Board decided that softer letters will be sent to the non serious violators with a one week time limit. If there is no response or the condition continues a violation will be sent. The gazebo violation will be sent a letter telling them to submit a request for approval to the ACC. The Hopkins violation was discussed. The violation was put on hold until the ACC and the Board come up with a set of approved standards for screened enclosures (Bob motioned, Tony seconded).

Infrastructure report: Contracts for 20004 were discussed. The Board awarded several of the contracts: The lake maintenance contract to Estate Management; Pavilion Maintenance to Mona Ward; Pool Maintenance contract to Plantation Pool. Also awarded was a contract to Plantation Pool for extra repair/maintenance on the pool deck. The Landscaping Maintenance and irrigation contracts are still pending. The board will be checking references of the low bidders for the Landscaping Maintenance. Research is still pending on whether or not the Board is authorized to get a loan for the irrigation work. Also clarification on the number of zones to be provided by some of the bidders is being sought.

Tony gave a report on the combined meeting of the lake and garden committees. Tony notified the Board that the two committees were combined and the new name would be the Eagle’s Point Beautification Committee. Officers were elected during the meeting and committee members will be tasked to research plants for the lake area and report at the next meet in December.

The erosion around the concrete walk paths was discussed. A solution is still needed.

The **Management Report** was presented and discussed. The proposed Christmas Party planned by Mona was discussed in length. A total of \$1,575 is available for both the adult and children’s parties. The Board recommended the party be held on December 14. Mona should attempt to find out how many would be interested and to keep the per person amount as low as possible.

Delinquency accounts for homeowner assessments were discussed. The board voted to begin the process of filing a lien on the 2 owners who are extremely past due. A gentle reminder letter will be sent to 16 owners who are late on their assessments.

A reminder flyer for the annual meeting will be put in all owners' mail boxes on November 22.

The meeting was adjourned at 6:10 pm.

The next board meeting has been scheduled for 10 December 2003 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Witcher
Secretary/Treasurer