

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
15 November 2004

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 15 November 2004 at 3:30 pm in the Association Room at the Clubhouse. Present for the Board were John Dwyer, Jim Breininger, and Scott Whitcher. Present for the Management were Kathy and Robert Bundy. Also present was Eagle's Pointe resident Joe Pantano representing the Architectural Control Committee.

Review of minutes: The Board unanimously approved the minutes from the 14 October 2004 Board meeting.

Treasurer's Report: The October financial report was reviewed and approved. Thirteen owners are on the accounts receivable for POA assessments. Two have liens filed on the properties. Sufficient funds remain in the budget for the remaining bills expected to the end of the year.

Management Report: Management along with members of the BOD met with Mike Fotte to get a revised quote for installing a concrete path between Mulligan Circle and the Pavilion. Also a quote to install concrete between the street and the sidewalk in front of the pump station in phase three. There has been no response to date from Beaufort County about our tax appeal.

ACC Report: At their monthly meeting on 8 November the ACC handled several routine requests. The committee plans to distribute a flyer to the community concerning the Architectural Guidelines for Eagle's Pointe as well as a redesigned ACC submittal form for owners planning a permanent change to their home site. The ACC has noted several violations within the community and a member will attend the next BOD meeting to seek procedural guidance. The ACC will have a special meeting on 22 November to work on the Design Standards.

Beautification Report: The committee planting on the weekend of 23 – 24 October went well. One additional planting around the pump station in phase 3 is planned. A quote to irrigate the area around the pump station will be requested from the greenery.

Social Committee Report: The Christmas light up night and parade is scheduled for 27 November. December 4th is the Community Christmas party on Hilton Head.

Infrastructure Report: The meeting with Thomas & Hutton Engineering concerning the lake path report was tabled until a full committee is formed in January. The irrigation work in Eagles Pointe circle has been completed.

Old Business: No schedule has been received from Centex for completion of items on the punch list.

A copy of Custom Security's contract for the pavilion surveillance system has been returned to Custom Security after review by our lawyer. This copy had fewer problems than the first but it still had many typos. The Board is losing faith in Custom Security and will revisit the issue when they return the contract.

Work on the expanded Eagle's Pointe committee structure was tabled until after the new BOD members are at the December Annual POA Meeting.

There was no response from the letter distributed to all Eagle's Pointe homes to find any home owner who is interested in running to become a member of the POA Board of Directors at the election to be held at the Annual POA Meeting. Discussions were held on how to find candidates to run for the open positions. Requests will also be made to get volunteers at the annual meeting.

The 2005 budget to be presented at the annual meeting was discussed. It was decided to leave it as distributed in the annual meeting package.

The proposed Reserve Fund study was also discussed. The cost of the different parts of the study seems to be a concern of some members of the Board. The validity of the current model was also questioned. A decision was tabled until there is a full Board after the first of the year.

Joe Pantano representing the ACC came to the Board requesting procedural guidance. The ACC wanted to know the sequence of events once they determine a violation has occurred. The Board presented the following sequence: After identifying a problem the ACC shall contact the owner via telephone to let them know of the problem. If no action is taken in a reasonable amount of time the ACC will write a letter requiring action within a set period of time. If the problem is still not corrected then the ACC shall request that the Board send a violation notice with a fine to be imposed if the problem is not corrected within the stated period of time. They also would like to modify the submittal form to add space for the ACC to make comments on the submission and to add a method of tracking and have it mailed to all residents. The Board felt that the ACC should distribute the form by putting them in the mail boxes. The Board will mail them to owners outside of the area.

Being no other business the meeting was adjourned at 5:00 pm.

The next Board meeting has been scheduled for 16 December 2004 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher, BOD Secretary