

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
November 17, 2005

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Scott Whitcher on November 17, 2005, at 3:30 pm in the Association Room of the clubhouse. Present for the Board were Scott Whitcher, Jim Breininger, Celia Beauchamp and Roland Spressart. Present for Management were Kathy and Robert Bundy. Also present were Polly and Gary Bailey, Joe Pantino, Eileen Rizzi, Donna Paleen and Woody Mead, editor of the Eagle's Pointe newsletter.

Polly Bailey asked to speak on behalf of the ACC. She noted that the Board's hesitation to accept the ACC's new regulations was a "slap in the face" to the ACC. The ACC is responsible only for the ideas in the regulations; the Bundys should do the rest. She criticized the BOD for its adversarial position and specifically one member, by name, whose housepaint the ACC sees as inappropriate. She felt that if the BOD does not support the ACC, the community will "go to hell in a handbasket." Polly asked that the Board "step up to the plate" and support the ACC, or the ACC will get a different Board.

Donna Paleen stressed how hard the ACC has worked to come up with new colors that reflect the integrity and personality of the community. (The Board has not yet seen them.)

Review of Minutes of October Meeting

The minutes were approved and accepted as submitted.

Treasurer's Report

- Kathy explained several expenses specific to the month of October: repairs at pool, damage to irrigation lines during installation of new lighting at pool, payment for storm water monitoring, road assessment to LinksCorp, mailings and hall reservations for annual meeting, and tote bags for welcome committee.
- This month's water fees for irrigation were higher than previous month's.
- This month's expenses were higher than last month's because of quarterly bills.
- The Treasurer's report was accepted.

Management Report

- Robert e-mailed Kevin Morgan twice for LinksCorp's answer about re-lining the parking lot. We still await an answer.
- The new fountain in the lake is in and working well.
- Next week Tuten Tree Service will remove the tree in St. George Circle that was struck by lightning.
- Palmetto Electric was notified about several streetlights that were out.
- There was one closing in October and one so far in November; two more are scheduled for this month.

Woody Mead gave an exceptionally clear and thorough class on the Eagle's Pointe website: its different sections for owners and especially the ways Board members can access it.

Architectural Control Committee Report

- Board members have received the minutes of its recent meeting.

Infrastructure Committee Report

- Motion was approved to offer an owner the position of making minor repairs on POA property at a rate of \$10 per hour.
- The matter of re-surfacing the pool, as outlined in the proposal of Plantation Pools, was discussed. The work will cost over \$30,000. The question of whether that would deplete the reserve fund too much was discussed. The recent study of our reserve funds allows this expenditure at this time. The motion was made, seconded and passed that we sign the contract, pay the down payment and have the work done when the weather is best.

Safety and Security Committee Report

- It was decided to leave the restrooms at the pavilion unlocked this winter unless vandalism makes us change our decision.
- Kathy will send a letter to the owner on Muirfield whose pampas grass has made a fire hydrant completely undetectable.

Storm Water Monitoring and Street Sweeping

Celia distributed copies of a letter from Ben Jones to Bob Klink that requests a reduction in our monitoring requirements. Once all the County officials have reviewed our request, we will be asked to attend a meeting about it. The process seems to be moving quickly.

Since we are paying for storm water monitoring doubly, i.e. to Thomas & Hutton by County mandate and also on our tax bills, there is a good chance we can get refunds for those tax moneys. And since Rose Hill and Berkeley Hall do not pay for monitoring, we should also have a good case to have the mandate reversed. Our nine-year monitoring reports also show that what is in place is working.

Celia suggests we petition for the return of the fees on the tax bill. In our attempt to cut back on the other monitoring, it was noted that it is LinksCorp rather than the POA that is billed. (We pay a portion.) Celia will therefore speak to Bob Miller of LinksCorp.

At this point a motion was made and passed to move into a closed executive session. The meeting adjourned at 5:20 pm.

Respectfully submitted,
Jim Breininger, Secretary