

**Eagle's Pointe Property Owners Association**  
**Board of Directors Meeting**  
**Minutes**  
**16 December 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 16 December 2004 at 3:30 pm in the Association Room at the Clubhouse. Present for the Board were John Dwyer, Jim Breining, Ron Schmiedeker and Scott Whitcher. Present for the Management were Kathy and Robert Bundy.

**Review of minutes:** The Board unanimously approved the minutes, as amended, from the 15 November 2004 Board meeting.

**Treasurer's Report:** An updated December financial report was reviewed and approved. The two major expenses to Links for which we will not be billed until January 2005 were expensed at the maximum possible amount (1.2 times last year's amount). Nine owners are on the accounts receivable for POA assessments. Two have liens filed on the properties. Letters were written to six owners who owe for more than the current quarter. John stated he would visit Mrs. Scott (7 Abingdon Lane) to talk to her reference the amount she owes for past due assessments.

**Management Report:** There has been no response to date from Beaufort County about our tax appeal. The pavilion bathrooms were locked on December 12<sup>th</sup> due to the vandalism. New codes will be issued prior to the April 1<sup>st</sup> pool opening. A new quote from Foot & Sons was received to cover the additional work we requested to pave the path between Mulligan Circle and the Pavilion. After discussion the Board voted to accept the bid as stated except for the amount for the apron at the pump station. This work should also take care of the drainage problems caused by water coming off the tennis courts. Work to be paid with 2004 funds. The bid received from Bartlett Tree Experts for the spring 2005 fertilization of 3 live oaks in Forest Hills Circle was discussed and approved. Work to be paid with 2005 funds. The bid from the greenery to put in an irrigation system around the phase 3 pump station was discussed. The proposal was approved allowing the greenery to install it before the beginning of the growing season. Work to be paid with a combination of 2004/5 funds.

**ACC Report:** At their monthly meeting on 13 December the ACC handled several routine requests. The committee also made some decisions on the Design Standards. The majority of the Standards will remain the same with some clarifications. They also voted to request a joint meeting with the BOD in order to finalize what to do about commercial vehicles in the neighborhood and the Design Standards in general. John also received a packet on roadway sealing from Cy Knoop an ACC committee member. He said he would send a copy to Board members.

**Beautification Report:** The committee requested that their remaining balance be put in accounts payable to be spent in 2005 for plants to be put in around the phase 3 pump station.

**Social Committee Report:** The Christmas party went well. Comments were that it was very crowded and planning is already underway for next year to limit the party to Eagle's Point and Crescent residents. A chili cook-off is planned for January.

**Infrastructure Report:** No report.

**Old Business:** Curb work from the punch list has been started by the Centex contractor. Work on the pavilion is being delayed until a crew is available.

Custom Security will be contacting the POA's lawyer to work on the contract for the pavilion video surveillance system.

Vandalism in the pavilion bathrooms was discussed. As noted above in the Management Report the bathrooms were locked with all codes cancelled. Listings of the codes from both bathrooms that were used just prior to the vandalism were provided to the Board by Bundy Management. A couple of names were very obvious. The Board discussed various options on how to approach the suspected vandals. No decision was made before the meeting had to end.

The meeting was adjourned at 5:00 pm due to the closing of the clubhouse. The meeting will be completed at a future date.

The next regular Board meeting has been scheduled for 13 January 2005 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher, BOD Secretary