

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
12 February 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 12 February 2004 at 3:35 pm in the Association Room at the Clubhouse. Present for the Board were Robert Erickson, Jim Breininger, Todd Elliott, and Scott Whitcher. Present for the Management were Kathy and Robert Bundy.

The Board unanimously approved the minutes from the 14 January 2004 Board meeting. (Bob motioned, Jim seconded).

The January financial report was reviewed and approved.

ACC report: Bob stated he had met with the ACC chairman, Matt Michalak, for two hours this morning and would present the ACC report. Matt said that for the most part things were going well. He did have some concerns, one being that per the by-laws the BOD is to appoint members of the ACC. Additionally he has a husband and wife on his committee and wanted to know if they had one vote or two. The Board discussed the matter and voted to formally appoint the current members of the ACC and to allow the husband and wife team have only one vote (one house one vote).

Another concern was over a swing set that was put up at 32 Muirfield Drive. After learning about the swing set Matt contacted the residents to inform they needed to submit it for approval. He found out that they were renters and the swing would be removed when they left later in the year. The question is should the ACC accept and consider submittals from renters not knowing if the owners approved or not. After discussion the Board voted to allow the renters submit changes as long as the owners provided written approval. The issue of the swing set was tabled pending ACC action.

The ACC has agreed to review the existing design standards. They would like to better explain the design standards where there is a direct link back to the By-Laws. The ACC at their February meeting recommended a change to Section VI. P. (Decks, Terraces, Patios and Screened Porches). After discussion the Board voted to table the change until a full report of all changes was received from the ACC. At that time the Board will make a decision and publish it for the community.

Infrastructure report: Bob also presented updates on the Beautification Committee. The sub-committees continue to move forward. The plant sub-committee has identified trees and plants for around the lake and common areas and submitted the list to the Board for approval. The Board had no problems with the list with the exception of the Weeping Willow tree which was on the sub-committee lake only restricted list. After discussion the Board voted to approve the list as presented. The fund raising sub-committee is also

making plans for the year. 50/50s are being planned for all community events to provide funds to purchase plants for the community. Additionally the spring yard sale is scheduled for April.

The **Management Report** was presented and discussed. Kathy required signatures from the Board members for the loan papers for the common areas irrigation systems. The \$18,000 is available today. We can put it in the bank to draw interest until the contractor needs the full amount.

The Greenery is doing a good job with the common area. The work is going a little slower than we would like but great progress is being made.

Kathy gave an update on the delinquency accounts for homeowner assessments. 22 owners are on the accounts receivable, 13 of which owe for the first quarter 2004 plus late fees. The Board authorized Kathy to turn over to the attorney the owner who has not responded to all previous attempts to collect.

Eagle's Pointe owners, Links Corp. and Berkley Hall: Jim gave a report on the status of the talks between Eagle's Pointe 8th hole owners, Links Corp. and Berkley Hall over the cut down of trees along the 8th fairway. Jim was unable to get any solid information from Links Corp or Berkley Hall on the problem. It appears that Links Corp. allowed the Berkley Hall contractor cut down the trees along the 8th fairway in exchange for Links Corp. not having to move the cart path along the 7th and 17th holes. Jim has been unable to get the location of the property line from either party. A meeting between all parties has not occurred due to unavailability of either Links or Berkley Hall parties. Jim will continue to stay on top of the problem until a satisfactory answer comes from Links or Berkley Hall.

Old Business:

The punch list is still not complete. Robert gave the Board members a packet that listed the history of all communications dealing with the punch list. Bob has escalated the problem to Jeff's boss in hopes of getting some resolution.

A proposed owner's profile form was discussed and approved. Scott will write a cover letter and the form and letter will be put in the next Eagle Eye community newsletter due out in March.

A chairperson is still needed for the Social committee.

The parking violation letters have mostly worked in stopping on street night parking. A new ban was approved and will be added to the Common Area Rules that will prohibit on street parking from midnight until 6 a.m. on all Eagle's Pointe streets. This will be effective immediately.

Bob recommended that all Board members review the Conveniences and By-Laws over the next few months and bring any proposed changes to a Board meeting for discussion. Any changes would be brought before a special community meeting for a vote before they became official.

Bob is in contact with several realtors to determine what their and their clients' view of Eagle's Pointe, what are the pros and cons. He is looking for an outside independent view of how we can improve Eagle's Pointe's image as to resales.

Beaufort County assessors are reviewing all Eagle's Pointe properties to confirm the square feet of each property. This was due to a sampling that found a number of discrepancies. Due to the number of discrepancies it was decided to review all properties.

The fire hydrants need to be repainted. Robert Bundy will check to see who would do the repainting.

A tree on the corner of Forest Hill Circle needs to have dead branches removed. Need to find out who is responsible for scheduling the work.

Tony Waeschle has sold his house and will be leaving the area in May. He has submitted his resignation from the Board effective with the March meeting. Mr. Dwyer who had previously showed interest in being a member of the Board will be invited to the March meeting to see if he is still interested in being a member.

The meeting was adjourned at 5:17 pm.

The next Board meeting has been scheduled for 11 March 2004 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary