

Eagle's Pointe Property Owner's Association
Board of Directors Meeting
MINUTES
17 February 2005

The Eagle's Pointe Property Owners Association Board of Director's meeting was called to order by President Scott Whitcher on 17 February 2005 at 3:30 PM in the Association Room at the Clubhouse. Present for the Board were Scott Whitcher, Jim Breininger, with Ron Schmiedeker being absent but giving his proxy to Scott Whitcher for Roland Spressart to become a member of the Board. The resignation of Todd Elliot was introduced and accepted.. A quorum was established. Present for the Management were Kathy and Robert Bundy. Scott Whitcher made a motion for Jim Sotis to become the 5th member of the Board to replace John Dwyer. This was seconded and accepted. Jim is a two month resident and comes from Maine. Both Roland and Jim will serve to the end of the year and stand for reelection at the annual meeting.

Selection of officers: Scott volunteered to serve as President, and was accepted by all present. Roland was elected as secretary. Jim Breininger remains as treasurer. The office of vice president will be determined between Jim Sotis and Ron.

Review of minutes: the Board unanimously approved the minutes from the 19 January 2005 Board Meeting.

Treasurer's Report: concern was raised over the cost of pool maintenance for the previous month and the possibility of doubling this during the summer. This included the annual powerwash. The budget has a \$900 allowance for this. Charges by Estate Management will be forth coming in May. Grounds and road maintenance charges by Links while seemingly high, still leave us with a balance. No new funds were expended.. The report was accepted by the Board.

Management Report: There are still some delinquencies in POA assessments (14 out of 249) with letters being sent. Some responded positively, however payments will be forthcoming and thus no additional action is currently being taken. Upon completion of the concrete walkway the joint between the old and new has a raised corner which could be a tripping hazard. Various means to correct this were discussed, and finally agreed to have Robert contact Mike Foote to see what he will do. The matter of street lights was discussed. It appears that the aging of the paint is non-uniform. Palmetto Electric is to be requested to repaint them all so they will be good for another 5 years. A meeting with the County Assessor's office to get the assessment lowered proved frustrating because they did not consider the "30 acres of prime development land in the middle of Bluffton" was actually the retention pond (lake). If necessary, the matter will be taken up with the equalization board. The reserve study by Miller Dodson should be available shortly. The irrigation line at Glen Lake is definitely in. BJWSA will look into the damages at the two locations caused by their crew. Speed bumps were brought up again and no action

was taken. Speed limits are not in BOD jurisdiction.

Committee Reports

ACC Report: The committee met on 7 February 2005 and handled several routine requests. It appears that the greatest impediment to issuing the revised design standards is the matter of commercial vehicle parking. A softening of the hard line approach will be attempted with homeowners in a spirit of cooperation.. The ACC wants to get the design standards correct, probably in June of 2005.

Beatification Report: There are funds of \$563 left over from 2004 and \$2000 budgeted for 2005 for this committee. They will make a walk around and submit plans for approval before spending any money. Scot found a source for sod at \$136/skid (500 sq ft). It is felt that two skids will be sufficient for the pump station and new path.

Social Committee Report: They decided not to have a Valentine's Day event. They are thinking of a St. Patrick's Day event, Spring Carnival and some kind of ice cream social. It is also considering a once or twice a year get together with the new people that move into the community to acquaint them with the various activities.

Infrastructure Report: The pump station irrigation is in and working as of today. There was a discussion about the deterioration of the stop signs, in particular at Royal Bay Circle. Robert to contact a craftsman for refurbishment of the stop sign faces.

Newsletter: Woody Meade has agreed to publish the newsletter and has purchased Acrobat Writer and is ready to go as soon as he gets some input. It was proposed to get a newsletter out mid to late March. In the past, such a newsletter was quarterly and about 8 pages.

Old Business: The punch list was discussed and for the most part, Centex has completed the work. There are a few residual items. Scott will follow up via e-mail.

Custom Security has sent the contract for the pavilion video surveillance system after a number of corrections. This has been reviewed by the POA attorney and distributed to the BOD members.

The matter of a credit card with Staples is doable. All we need is a. the name of the individual(s) authorized to use it and a driver's license for verification. It appears that Carla and Scott would be the ones to use the cards. Jim Sotis has sources for paper and

supplies at better prices than Staples.

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New Business: Scott received an e-mail from Links confirming that the fountain at the right side of the entry has been fixed. Our share of the cost was in the last bill that they sent to us.

There being no other business, the meeting was adjourned at 5:10

The next regular Board meeting has been scheduled for 17 March 2005 at 3:30 PM in the Association Room at the Clubhouse.

Respectfully submitted,

Roland Spressart, BOD Secretary