

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
11 March 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 11 March 2004 at 3:42 pm in the Association Room at the Clubhouse. Present for the Board were Robert Erickson, Jim Breininger, Tony Waeschle, and Scott Witcher. Present for the Management were Kathy and Robert Bundy. Also present was Eagle's Pointe resident John Dwyer

The Board unanimously approved the minutes from the 12 February 2004 Board meeting. (Bob motioned, Tony seconded).

The February financial report was reviewed and approved. (Tony motioned, Scott seconded).

Infrastructure Report: The Beautification Committee met on 1 March. The Planting Sub-Committee discussed 2004 planting schedules and activities. The plantings were to be completed in three steps. Step one would be in Phase 3 at the end of Glen Lake Ave and initial plantings around the Lake. Step two is still in the planning stage and step three (planting in the cul-de-sacs) is on hold until the irrigation is complete. Roland Spreasant has agreed to be the new Lake sub-committee chairman. The fund raising sub-committee presented its report with several possible activities. Activities that would bring folks from outside of Eagle's Pointe are also being reviewed. A Southern Living at Home fund raiser will be held on 7 April. Details are in the spring newsletter. Future meet will be rotated at different member's homes.

A meeting was held with the Greenery on 10 March. Tony requested they provide a plan for an immediate first step to show the community that plantings were beginning to happen. The Greenery returned a plan for the planting of 12 Lantana plants in each of the cul-de-sacs, planting 12 Lantana plants in Eagle's Point Circle and in Phase 3. Finally fix the area at the end of Glen Lake Drive by removing the fence, adding a topsoil berm and plantings of 12 Lantana plants and 3 wax myrtles (15 gal). Tony presented a contract and requested to Board authorize the work. (Bob motioned, Scott seconded, motion approved).

Tony and the sub-committee also recommended the placement of park benches in each of the cul-de-sacs, with one in the smaller and 2 in the larger. The Board requested the sub-committed provide more specifics as to type and cost of the benches. The benches were tabled pending the response from the sub-committee.

Tony walked around the lake and charted the bad areas. That map will be turned over to the lake sub-committee for action. Additionally areas were marked around the lake as

possible planting areas. It is hoped that these will start conversation with lake residents as to the correctness of each location.

Jim Breininger is considering taking over as Infrastructure Committee chairman when Tony leaves. A Chairperson for the Beautification Committee will still be needed.

ACC Report: At their monthly meeting the ACC committed to reviewing the current design standards. Four amendments have been proposed to date and a special ACC meeting will be held on Saturday March 13 to review the standards. Bob requested that any changes be presented at the May BOD meeting with a vote in June. No other major issues came out of the meeting.

Management Report: Kathy reported that one of our CDs is maturing on 3/20/04. She can roll it over into one that draws 2.2% without penalty for early withdrawal. The Board approved.

Robert is having difficulty getting information from Estate Management about the bad fountain. The Board briefly discussed replacing the fountains.

Robert has asked three tree companies to look at the trees in Eagle's Point and Forest Hill Circles and give us bids for the work. When all bids are in he will report back to the Board.

Old Business:

The punch list is still not complete. Bob has escalated the problem to Jeff's boss, Craig Lovet, in hopes of getting some resolution. There has been no response. It was suggested that the Association's lawyer talk with Centex's lawyer to see if things can start moving again. Bob will make the call to the Association's lawyer.

A chairperson is still needed for the Social committee. A note has been added to the newsletter.

Fire hydrates are painted by BJWSA every 3-5 years as needed. They will look at the ones in Eagle's Pointe to determine if they need painting. If in their opinion they do not need painting they will not pay to have them painted or supply us paint.

Prior to this meeting Robert, Kathy, Bob and Scott met with the Tuten Tree Service representative to review the tree problems on Forest Hill Circle and Eagle's Pointe Circle. Robert will contact one of the other tree service contractors to modify his bid to match the work suggested by Tuten Tree Service. This will allow the Board to decide on bids based on the same work. After all bids are in Robert will present them to the Board.

The irrigation project is progressing. The Greenery will start installing the irrigation as soon as the meters are installed. They will begin on a given circle as soon as its meter is

installed. All meters should be installed in a week or so. The irrigation systems should be completed by the end of March or early April.

New Business:

The possibility of holding a realtor open house in May or June was discussed. The purpose would be to feature the better points of Eagle's Pointe to the realtors to help them to better inform their clients. The Board is looking to advertise Eagle's Pointe in the Lowcountry Magazine and in the Island Packet newspaper. We must supply the copy and they will edit. We are looking for a fall publication date.

With the sale of Tony's home he will be leaving the Board. John Dwyer was invited to the meeting as a possible replacement. John confirmed his desire to be on the board and gave some detail on his back ground. He has been in the community for three years and has a background in real estate and appraisal. John has previously served on a homeowners association at a past residence. The Board requested that John leave the room and after a brief discussion John was voted as the replacement for Tony.

With the departure of Tony from the Board, the Board presented Tony with a token of appreciation from the Board on behalf of the entire community for his work on the Board and for heading up the Lake projects.

Being no other business the meeting was adjourned at 4:56 pm.

The next Board meeting has been scheduled for 15 April 2004 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary