

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

The Eagle's Pointe Property Owners Association Board of Director's meeting was called to order by President Scott Whitcher on 17 March 2005 at 3:30 PM in the Association Room at the Clubhouse. Present for the Board were Scott Whitcher, Jim Breining, Ron Schmiedeker, Jim Sotis and Roland Spressart. Present for the Management were Kathy and Robert Bundy.

Review of minutes: Ron made the motion, Jim B seconded and the Board unanimously approved the minutes from the 19 January 2005 Board Meeting.

Treasurer's Report: Kathy mentioned that the interest on the loan of \$12,000 was more than we would earn from the interest on the checking account. Since we have \$39,000 in the account, it was decided to pay off the loan.

There was a discussion of the Road Repaving Reserve with Links for 2001, 2004 and 2005. This amounts to about \$4000 to \$5000 for each of those years. EPPOA will be responsible for 58% of the cost.

Electricity is running about \$50 over budget each month.

Social committee expenditures of \$500 were questioned, but approved when the details were known .

Extra time billed by Estate Management was discussed and a satisfactory rationale was given by Kathy.

The February financial report was accepted by the Board.

Management Report: Management contacted Palmetto Electric regarding refinishing the light poles, but they were not too responsive.

Beaufort County is about 18 months behind in their decision regarding reducing the valuation of the 30 acre tract.

Graphics corporation is about 6 weeks behind in reviewing the stop signs and quoting on repairs.

There are 6 out of 249 owners on the aged receivables list.

New lock codes will be mailed in the next week.

Committee Reports

ACC Report: The committee met on 3/14/05 and were still wrestling with design standards. Will attempt to meet with homeowners having commercial vehicles on 4/3/05.

ACC doesn't think it is their perview to handle the dog poop matters or the matter of the pump station gate on Muirfield.

Scott recommends that the ACC set fines for CCR violations, BOD to levy the fines after concurring with the amount.

Beatification Committee Report: They have purchased plants and shrubs in the amount of \$302.69 using 2005 budgeted funds.

Social Committee Report: the community to acquaint them with the various activities. Excellent Sunday brunch on 3/6/05. There will be a spring caarnival and ice cream social on 4/17.

Infrastructure Committee Report: Stop signs at Royal Bay Cir to be replaced.

Newsletter: Went to Carla for printing and distribution

Old Business:

Custom Security Video Contract: The support issue is questionable based upon the quality of the contract documents.

Punch list about to be completed. Damaged section of road done.

Reserve Study Report: Considerable discussion was held regarding the sealing of the edges of the patches on the roadways and eliminating ponding. Bundy to get pricing.

The playground needs to have a form of mulch which should have a retainer. No definitive scheme was decided upon.

Tennis courts need to be resurfaced in 2006.

Ron made a motion to accept the report and Jim B. seconded. Passed

unanimously. Scott recommends putting electronic version on our Website.

Only a small portion of the parking lot in front of the pool belongs to EPPOA.

Common Area Rules: Under the Pavilion, add- #9 Each Eagles Pointe resident shall be given a unique code to operate the restroom door locks. This must not be shared with anyone outside that residence. The BOD has the capability of tracking usage and repair costs of any vandalism will be the responsibility of the owner whose code was last used before the vandalism was reported. It is the responsibility of any resident to report any vandalism found immediately to Bundy Management or to a BOD member.

Under Animal Control: Add a line that says “violation of any of the above shall result in a \$25 fine per occurrence.

Promotional items: Ads in the newsletter can be profitable.

Jum Sotis has entre to a wide range of items that may be utilized.

New Business:

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

The next regular Board meeting has been scheduled for 14 April 2005 at 3:30 PM in the Association Room at the Clubhouse.

Respectfully submitted,

Roland Spressart, BOD Secretary