

**Eagle's Pointe Property Owner's Association  
Board of Directors Meeting  
MINUTES  
12 May 2005**

The Eagle's Pointe Property Owners Association Board of Director's meeting was called to order by President Scott Whitcher on 12 May 2005 at 3:28 PM in the Association Room at the Clubhouse. Present for the Board were Scott Whitcher, Ron Schmiedeker, Jim Sotis and Roland Spressart. Present for the Management were Kathy and Robert Bundy.

**Review of minutes:** Two changes were indicated: (1) under Management Report, last line, after item #18, add 'of the April Management Report'; (2) under Old Business, delete 'planned for' and insert 'scheduled to be done'. With these changes a motion was made, seconded, and the Board unanimously approved the minutes from the 14 April 2005 Board Meeting.

**Treasurer's Report:** Kathy mentioned that there were 13 aged receivables. The matter of Susan Scott was discussed, and we have been communicating with her for two years. Scott suggested that our attorney send a letter requesting the current status of her property. Her name will remain on the court house record for a year after the tax sale. Items #9 and #10 of the Management Report were reviewed. The April financials were accepted. The February financial report was reviewed and accepted by the Board.

**Management Report:** BJWSA did a good job on the Royal Bay road patch. Rusty Bishop was given a plat on phase III and asked for a price to seal all cracks in the roadways so they could all be done at one time. Historic Preservation Tree was contacted and made recommendations for fertilizing, pruning of trees. Dead limb on oak over pool to be removed. The Board unanimously approved all three items be done. The owners at 22 Glen Lake Dr were notified of the end of the irrigation agreement. The Management report was accepted as presented.

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### **Committee Reports**

**ACC Report:** The committee met on 9 May 05. Gary Bailey represented the ACC in this meeting and there was a lively discussion on mailboxes with no specific conclusion. The matter of colors on doors and shutters was discussed in depth. A formal list of acceptable colors will be made a part of the design standards. The matter of drainage safety was also discussed thoroughly. The Board authorized letters for the "color violation" be sent to 15 Stockton Ln and the "drainage safety" issue to 19 Glen Lake Dr.

**Beatification Committee Report:** Palms were planted in several circles. There was a replacement of dead plants around the lake

**Social Committee Report:** they are planning a Memorial Day Party on May 28

**Newsletter:** We are going to have a June issue. Need articles from the committee chairpersons.

**Recreation Committee:** Insurance, health and safety issues for an enclosed arbor area were discussed. Insurance for exercise equipment is cost prohibitive. Discussed enclosing the Arbor Area to be used a meeting/activity room.. While of greater usability, no conclusion was reached. The swing in the playground will be installed today. Playground mulching discussed. Sand to be acquired and volunteers to help spread it around equipment.

**Infrastructure Committee Report:** Scott will selectively refurbish about 5 stop signs, providing for weather protection. Centex is not responding to requests to properly correct the problem at 39 Muirfield. It is worse now after the "fix" than before. After a lengthy discussion, a motion was made to have the association pay for the low spot repairs on the punch list in phase I, it was seconded and approved.

**Safety and Security:** With regard to security cameras, Jim Sotis obtained a quote from Palmetto Electric which is identical to Custom Security. Jim Sotis showed an alternative using augmented lighting levels in the parking lot, pavilion, tennis courts and walkways. Of the two schemes presented, the one using 250W metal halide lamps will suffice. The Board approved having the lights installed. The cost for this will be \$218 per month. Jim has done some minor maintenance work around the pool. Police will initiate routine patrols in the community shortly. Illegal parking was discussed and the ACC will issue guidelines that are enforceable.

**Old Business:** Jim Sotis took the liberty to contact Kevin Morgan of Links Corp to maintain the common areas of the community. They would do this for about \$32000 a year for maintenance and \$6000 for pine straw.. There would be one person on site every day, all year long. Several board members are to meet with Kevin.

**New Business:** Correspondence about fishing in lake was discussed. No action to be taken. Termination time line for the Greenery maintenance contract was discussed.

There being no other business, the meeting was adjourned at 5:15 PM

The next regular Board meeting has been scheduled for 16 June 2005 at 3:30 PM in the Association Room at the Clubhouse.

Respectfully submitted,

Roland Spressart, BOD Secretary