

**Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
17 June 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 17 June 2004 at 4:28 pm in the Association Room at the Clubhouse. Present for the Board were John Dwyer, Jim Breininger, and Scott Whitcher. Present for the Management were Kathy and Robert Bundy.

The Board unanimously approved the minutes from the 13 May 2004 Board meeting.

The May financial report was reviewed and approved. Thirteen owners are on the accounts receivable for POA assessments.

ACC Report: At their monthly meeting on 15 June the ACC handled only one routine application for the installation of a lamp post which was approved. Also reported was the inspection of a fence that was found to be in compliance.

Beautification Report: The committee will be having a planting around the lake on 19 June. A letter was sent out asking for volunteers to help with the plantings. The plants have been ordered from the Home Depot. There was a question as to the amount ordered. Originally the order was to include yew plants but the decision was made not to plant them at this time. Jim will check with Margie to see if Home Depot will modify the order or give us credit.

Infrastructure Report: The new fountain is in and working. The old fountain was moved and the non-working fountain is to be removed later in the month.

A cost of \$3,800 was reported by Thomas & Hutton Engineering Co as the cost for them to do a report on what would be needed to fix the path around the lake. There is not an immediate need to fix the bulkhead. Bundy Management was asked to check if there were any other engineering firms that could possibly bid on the study. The addition of coquina to the low spots in the path was discussed as a short term fix. A maximum of \$2,200 is available in the budget for this project.

Management Report: No response from Centex has been received concerning the punch list. A copy of the punch list has been sent to our lawyer requesting he contact Centex requesting a response within 30 days.

Upon further investigation it has been determined that the possible replacement of coquina with Plantation Fine/Plantation Mix is not a good idea. Engineers from Thomas & Hutton Engineering Co informed us that the coquina will provide a firmer surface.

One owner has had a lien filed on the property. In order to find out where we stand in the lien process we must request and pay for a title search. The board decided that they did not want to spend for the title search at this time. The owner has moved out of the house and there have complaints about the grass. The Board will get someone to cut the grass and the cost will be added to the lien amount.

The irrigation has made a major improvement to the circles.

Two property owner issues were discussed. The pine straw/wood/yard clippings pile at 33 Muirfield was determined by the Board to be an ACC matter and that committee should handle it. The 7-9 Stockton property line problem was determined to be a neighbor/neighbor issue. Kathy will send a letter to the complaining party stating that the Board has no responsibility in this matter and the neighbors should handle it themselves.

Old Business: John will contact the president of the Crescent POA to see how they went about getting a single garbage contractor.

An article on pool rules will be put in the next newsletter.

The Eagles' Pointe web site has been getting more hits since a email was sent to all known Eagles' Pointe residents' email address letting them know of all the resent changes to the site. Several favorable comments have been received about the site.

Two residents have shown interest in becoming a Board member to replace Bob Erickson. They will be invited to the next Board meeting so the Board can meet them and then make a decision on the new member.

New Business: A plan is needed before the sheriff can act on any vandalism complaint. The sheriff would like any Eagles' Pointe resident who has information about the vandalism to call the sheriff's department with the information and ask for a deputy to come out to take an official report. At that time all residents who have knowledge of the incidents will attend the meeting and give the deputy the names or addresses of those who they believe are doing the vandalism. The deputy will then go to talk to the kids, not actually accusing them of doing the actual vandalism unless we have actual proof. A meeting will be set up with those who have information and a report will be given to the sheriff.

Currently there are only a few folks doing most of the POA work at Eagles' Pointe. Additional committees are needed to spread the workload. Additionally a restructuring of the BOD is needed to have Board members overseeing several committees. More people need to become involved to make a better Eagles' Pointe. Once people show interest they must be given a job so they remain involved. John asked the Board members to think of committees they would like to see and bring a list to the next meeting.

A resident has shown interest in running the social committee and is planning a 4th of July party.

John requested an additional meeting to discuss the changes to the design standards. The meeting will be in the morning someday early next week in the members room.

Jim requested information on the Beautification committee budget. He wanted to make sure that the replacement tennis court benches were charged to the correct line. The original benches were destroyed by vandalism and the replacements were paid for out of the Beautification budget. Jim requested that since they were not being used for their original purpose that they be charged to another line. The decision was made to move the charge to the recreation line thus giving the Beautification committee additional funds for their plantings.

Being no other business the meeting was adjourned at 6:09 pm.

The next Board meeting has been scheduled for 15 July 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary