

**Eagle's Pointe Property Owners Association  
Board of Directors Meeting  
Minutes  
16 September 2004**

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 18 August 2004 at 7:00 pm in John Dwyer's home at 87 Muirfield Drive. Present for the Board were John Dwyer, Jim Breininger, Joyce Erickson and Scott Whitcher. Present for the Management were Kathy and Robert Bundy.

**Review of minutes:** The Board unanimously approved the minutes from the 18 August 2004 Board meeting.

**Treasurer's Report:** The August financial report was discussed and approved. Thirteen owners are on the accounts receivable for POA assessments. Three have liens filed. Four owe two quarters plus late fees and were written letters requiring a response by 9/15/04, two have responded and 2 have not.

**Management Report:** There are two pending closing in September. The Bluffton Town Hall Auditorium has been reserved for 2 December 2004 from 6 to 9 PM for the POA Annual Meeting. The lake common area has been reassessed from \$64,100 to \$153,800, an increase of 240%. A letter has been send to the assessor's office to appeal the increase. Management and some of the Board members checked out some irrigation and pathway problems. John requested that Robert request a completion date from the greenery on all their current projects.

**ACC Report:** At the monthly committee meeting the ACC handled routine requests from residents. Also at the meeting Gary Bailey agreed to chair the committee and Joe Pantano agreed to co-chair at least until December. Gary replaces Matt Michalak who resigned from the committee due to his pending move to Florida. Thank you for all your past work Matt.

**Beautification Report:** The Beautification Committee submitted a fall planting and path repair proposal for the Boards approval. The work will be at the Glen Lake pump station, around the lake, the baby circle on Muirfield, St. Georges Circle and the 1<sup>st</sup> pathway to the lake on Muirfield Drive. The Board approved the request as long as it did not go over the Beautification's budget.

**Social Committee Report:** The social committee presented a budget for 2005 of \$4,000. This will include parties on a monthly basis. Planning continues for a Christmas parade and tree lighting ceremony for Thanksgiving weekend. A social activities flyer approved by the Board and will be put out once a month by the social committee. The committee requested security at the front gate during the Halloween party at the pavilion. This was

to keep non-residents out and to stop vandalism during the party. After discussion the Board decided to table the request until more information is received.

The lending library in the clubhouse member's room during normal clubhouse hours is now in operation.

**Infrastructure Report:** Thomas & Hutton Engineering Co have completed their field work on what would be needed to fix the path around the lake and they hope to have the report to us in a week.

The greenery has yet to respond on how to fix the pathway from Mulligan Circle to the pavilion. Also they have not completed the installation of the battery systems in Eagles Pointe Circle.

**Old Business:** Jeff Wiggins, John Dwyer and Robert Bundy are trying to find a time acceptable to all for a meeting on the Punch List. The letter from our attorney seems to have had results.

At least 38 residences have switched to Waste Management for their garbage collection.

The Board voted to keep the pool open through the end of October as long as the weather stays warm.

The Customs Security contract for the pavilion video security system was a mess. There were typos in every paragraph. The Board voted to return the contract back to Customs Security along with our lawyer's suggestions for corrections before we proceed with the installation.

A number of complaints about the pool chair covers have been received. The covers are a little too big for our chairs. The Board voted to have Mona take the covers to the dump.

**New Business:** With the new committee structure the newsletter and pavilion codes will be taken over from Bundy management and given to the new committees when they are formed.

The Board is looking to install motion activated spot lights around the Pavilion. Robert will send Scott the name of an electrician who may do the work. Also a timer on the bathroom lights is also being investigated to prevent the lights being left on when no one is in the bathrooms.

The Board voted to establish a policy to collect a \$100 new owner package fee for copies of the CC&Rs, pool passes and other materials normally provided to new owners. The fee will be collected at the closing from the buyer. This fee will be effective with October closings.

A number of properties, primarily those that are rented, are in need of landscaping maintenance. There have been continuing complaints from residents about these properties. The Board established a policy that will require any owner who rents their Eagle's Pointe home to provide the Board with a copy of the name and phone numbers of the renter, a copy of the lease and a copy of a grounds maintenance agreement with a lawn care professional. The lessor is also required to provide the lessee with copies of the CC&Rs and notify the lessee of their responsibility to comply with the documents. A \$100 fine will be imposed on those who do not comply within 30 days. This policy is effective immediately and retroactive to all current leases. A certified letter will be sent to all those who are currently renting and a 1<sup>st</sup> class letter to all other Eagle's Pointe residents.

Being no other business the meeting was adjourned at 9:05 pm.

The next Board meeting has been scheduled for 14 October 2004 at 3:30 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher  
Secretary