

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
January 12, 2006

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by President Ray Schurgot on January 12, 2006, at 3:30 pm in the Association Room of the clubhouse. Present for the Board were Wayne Butterworth, Jim Breininger, Celia Beauchamp, Jim Morrison and Ray Schurgot. Present for Management were Kathy and Robert Bundy.

Review of Minutes of December Meeting

Wayne moved to approve the minutes, Celia seconded, and they were unanimously accepted as submitted.

President's Report

- A proposal was made at the POA meeting that a stop sign be placed at the exit from the clubhouse where it meets Stratford Drive. Ray met with Kevin Morgan. Both agreed that no sign is needed, but Kevin will trim the shrubbery there.
- Robert will contact Plantation Pool and set up a time for them to meet with Harry Holiday and Jack Thompson about the projected pool work.
- Ray appointed specific Directors to be contacts with the various committees as follows: Ray will be the BOD contact with the ACC and Safety & Security Committees, Wayne with Infrastructure and Beautification, Jim B with Welcome and Communication and Jim M with Social and Recreation.
- In the future, chairpersons of the Social and Beautification Committees will report directly to their BOD contacts rather than through Carole Beck.
- Ray has appointed Jim Sotis as chairman of the Safety & Security Committee. Discussion followed centered on a need for consultation with the entire BOD.
- The BOD will not release EP directories to outside sources.
- In incidents like the recent eggings, owners are encouraged to file complaints with the Sheriff's office.
- After discussion, Jim M moved (Jim B seconded) that after the chairs and tables at the pavilion have been put away for the winter months, owners may still request to take them out for party use there but may not take them to private homes. Motion passed unanimously.
- A letter pointing out the poor condition of much of the lake path will be referred to the Infrastructure Committee. It was noted that the Committee is already looking into the matter and also that Centex put in the path as an afterthought. Ray will respond to the letter writer.
- Ray will forward to the ACC the letter about boats in driveways.
- There is no solid information about the work being done opposite the EP entrance.
- There was discussion about the interpretation of the CC&Rs concerning payment to BOD members for work done for the Association that is not specifically Board-related. The matter was tabled until the next meeting.

Treasurer's Report

- Since we have not yet received the bills, the sums for storm water monitoring and road assessment for 2005 have been moved to Accounts Payable.
- Over \$16K left over from 2005 operating expenses have been moved to the Reserve Account.
- Letters are to be sent to five owners who are more than 90 days behind in their assessment payments.
- A question arose as to the amount of money the POA pays to the LinksCorp road reserve and exactly what it is for. It was unanimously agreed that Ray should set up a meeting with Bobby Miller, Kevin Morgan and the BOD.

Jim B moved to accept the Treasurer's Report, Wayne seconded, and it was unanimously accepted..

Management Report

- This is the time of year to restock the lake with carp. Jim M moved, Jim B seconded and BOD passed motion unanimously to spend \$400 to restock the lake.
- The streetlight and the light by the pool that are out have been reported to Palmetto Electric. A hole on Glen Lake has been filled.
- Tuten hasn't yet ground down the stump in St. George Circle.
- Water bills for the month have not yet come in, but they should be minimal.
- Charles Gatch says the refund of the overcharge for storm water utility fee is in the works, but it hasn't been received yet.
- Jim M moved, Celia seconded and BOD unanimously passed the motion to have Bartlett Tree fertilize the live oaks on Forest Hills Circle.
- Greenery will inspect the problem of standing water in Eagle's Pointe Circle and propose a solution.
- County Assessor's Office is researching question of whether Centex is still paying taxes on some common land which hasn't legally been turned over to the POA.
- There are 75 owners on the accounts receivable list.
- There are five pending closings for the month of January.
- Only seven owners have returned the talent search questionnaires.
- Celia moved , Jim B seconded and BOD passed a motion to have a letter sent to an owner with an outstanding late fee stating that, if it were not paid within seven days, a lien would be placed on the property for that amount plus associated legal fees.

Since the clubhouse was being closed, the meeting was forced to adjourn at 5:00 pm.
The next Board meeting is scheduled for February 16, 2006.

Respectfully submitted,
Jim Breininger, Secretary