

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING OCTOBER 12, 2006

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by the President, Ray Schurgot, on October 12, 2006 at 3:20 PM. Present were Ray Schurgot, Celia Beauchamp, Kathy Bundy and Robert Bundy from our management company. Jim Morrison arrived later.

Minutes of September 14, 2006, Meeting

There were no corrections and the minutes were approved.

President's Report

A meeting has been scheduled to interview with volunteers for the ACC committee. Guidelines and procedures will be established by the Board.

The Annual Meeting will be held at Palmetto Electric Building at New River on Thursday, December 7, 2006 at 6:00 PM.

The property inspection letters sent in regards to the upkeep of lawns, landscaping, etc. have resulted in complete compliance .

Treasurer's Report

The Treasurer asked for further explanation of a few of the expenditures to assist her in preparing the budget for next year.

The water consumption is over budget for the year. The irrigation system needs to be monitored more closely. Management has been requested to arrange for the irrigation system to be turned off for the remainder of the year.

Back-flow preventors will be required on the irrigation system. Consideration for installation will be projected in the 2007 budget.

The Budget for 2007 was discussed with an expected increase in regime fees due to rising cost of services.

Management Report

Delinquency Report: There were 6 owners who are in arrears of more than 1 quarter.

One has made arrangements for payment plan.

A demand letter was sent by the attorney to another owner for payment by October 6, 2006.

Four (4) additional owners were sent delinquency letters.

There are 62 who owe the current quarter.

There was one closing in September and 2 closings in October.

There are three (3) pending closings to take place in October and November..

Several vendors submitted bids for the various services for 2007.

Committee Reports:

Architectural Control

The final inspection for the mailbox repair was conducted . The owner of the mailbox that was painted the wrong color will be notified. Those who did not comply will be fined and notified.

Beautification

The 2007 Budget has been submitted for consideration. Some final planting has been completed.

Infrastructure

Wayne Butterworth has prepared an article for the Eagle Eye pertaining to the lake path and material deposited into the lake from the street drains.

Recreation

Leo Kinsella with Brent Carlson's assistance will be having a tournament for raising funds for the purchase and installation of the community bulletin board.

Safety and Security

Some parking problems have been addressed and warnings have been issued. Complaints about barking dogs.- reports must be filed with Sheriff's Office. Multiple reports can then be given to the code enforcement office for action.

Social

The Eagle Eye will have a listing of up coming events.

Communications

Articles have been sent to Woody Mead for the fall newsletter preparation. Distribution of the newsletter will be near the end of October.

Sol Cicero has agreed to become the Editor for the Eagle. The Board approved his appointment.

Welcome

The committee continues to welcome new residents with gifts and local information.

OLD BUSINESS:

The Aging Study will be continued to be on the agenda for future reference.

Management is to do a follow-up on the resolution of the damaged fence on Stockton Lane caused by the landscapers.

Bids submitted for the various services were selected as follows:

Street Sweeping - CCS Sweeping was selected (2bids)

Pool Service – Plantation Pool was selected (2 bids).

Lagoon Maintenance – Estate Management was selected (1 bid).

Landscaping – Total Lawn Care was selected (3 bids).

Pavilion Restrooms - Tabled as we are waiting on another bid.

Management – Tabled until cost of additional time on property is considered.

NEW BUSINESS:

A complaint with the picture of a trash can in the driveway was received by management.

A warning letter is authorized to be sent for proper placement of the trash can.

Contents for the package of the annual meeting was discussed.

The meeting was adjourned. **The next meeting will be November 9, 2006 at 3 PM.**

