

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING SEPTEMBER 14, 2006

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by the President, Ray Schurgot, on September 14, 2006 at 3:05 PM. Present were Ray Schurgot, Wayne Butterworth, Jim Morrison, Kathy Bundy and Robert Bundy from our management company.

Minutes of August 17, 2006, Meeting

There were no corrections and the minutes were approved.

President's Report

A meeting will be scheduled to interview with the three volunteers for the ACC committee at a future date. Guidelines and procedures will be established by the Board and in conjunction with the ACC members.

All committees have been requested to submit their budgets by the end of September. The Annual meeting had been scheduled for the St. Andrew chapel. Due to the school using the building, we are unable to have our meeting there. Following discussion of available places, it was decided to have the Annual Meeting at Palmetto Electric Building at New River on December 7, 2006 at 6:00 PM.

The pool will remain open until the end of October at the digression of the Recreation Committee and Jim Morrison.

Confirmation with management of bids for various contracts be submitted and reviewed for our 2007 budget.

Property inspection was conducted and letters were sent to owners who needed attention to their lawns and landscaping, etc.

Treasurer's Report

Kathy Bundy replied to Celia Beauchamp's questions regarding an increase in water consumption resulting in higher billing. This is the first year that we have been billed at the commercial rate. Future monitoring of the water bills will be conducted.

A motion was made to purchase flood insurance coverage of \$100,000 for premium of \$800 by Jim Morrison and seconded by Wayne Butterworth. . Passed.

Binders for all other coverage's are in place. Elevation Certificate, which was required for flood coverage, has been secured.

Management Report

Delinquency Report: There were 2 owners who were sent certified letters as they in arrears of more than 1 quarter. One has made arrangements for payment plan.

The current quarter payments are still being received.

There were three closings in August.

Invoice from repairs of Forest Hills Circle was received and approved.

One contractor will be looking at the Lake Path and submit a bid.

Application for Storm Water Credit has been received and needs to be completed. Due to the complicated application, our storm testing company has been contacted to assist in filling out the application.

Committee Reports:

Architectural Control

In the absence of a committee, the BOD reviewed and approved the one submission for new entrance doors at 9 Stockton Lane.

The final inspection for the mailbox repair needs to be conducted after September 16, 2006. Any mailboxes that have not been repaired will be referred to management and fines will commence.

Beautification

Payment was approved for work and plants to Outdoor Designs Inc for \$ 1995.00.

Infrastructure

Management hasn't been able to obtain a quote to replace the coquina on the pathway around the lake.

A property owner said he will give a bid to repair the pathway. Management has an appointment later in the month to walk the pathway with him to determine what can be done.

Recreation

Jim will contact the recreation committee about keeping the pool open until the end of October.

Safety and Security

Only one person has responded to volunteer.
Two vehicles needed to be notified of violations.

Social

The Garage Sale will be held September 18, 2006.

Communications

Items for the newsletter are due by September 30, 2006, from all committees.

Welcome

Recreation passes, bathroom code, Covenants and Rules and Regulation were collected from the welcome committee which will be given out by management to all future owners. The committee will continue 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.

NEW BUSINESS:

None.

The meeting was adjourned at 4:15 PM.

The next meeting will be October 12, 2006 at 3 PM