

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
June 15, 2006

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by Vice-President Wayne Butterworth on June 15, 2006, at 3:35 pm. Present for the Board were Wayne Butterworth, Celia Beauchamp, Jim Breininger and Jim Morrison. Present for Management were Kathy and Robert Bundy.

Review of Minutes of May Meeting

Jim Breininger moved to approve the minutes, Celia seconded, and they were unanimously approved as submitted.

President's Report

- Ray submitted the text amendment application to the County on June 8.
- The County Planning Commission Subcommittee will meet on July 13 at the Bluffton Library to consider the application. BOD members are asked to attend, along with as many owners as possible.
- Landscaping seems acceptable, especially considering the recent heavy storm.

Treasurer's Report

- There were no unusual bills except for the cost of water and sewer in the recreation area. This was due to refilling the pool after the repair work.

Management Report

- The only heavy water usage over the past five weeks was at Forest Hills Circle. Although water usage at Eagle's Pointe Circle is lower than expected, there may be a leak in the system.
- Only thirteen owners are on the aged receivables list.
- There were two new owners in May and one so far in June.

Architectural Control Committee

- Several owners have not complied with request to have mailboxes repaired. After BOD approves the list, formal violation letters will be sent, informing them of fines and associated costs.
- As agreed at its May meeting, BOD needs the completed "Request for Board Action" form (Exhibit 4 of the Design Standards) from the ACC for each violation of the Design Standards before the Board can assess fines.
- Due to the seriousness of imposing fines, the ACC should verify that an owner has still not complied with its original notice as part of completing the "Request for Board Action" form.
- The ACC belief that the BOD is now responsible for mailbox upkeep is a **mis-understanding**. As the BOD agreed in May, ACC is responsible for observance of all Design Standards, including mailboxes.

- The BOD understands that Ray had asked the ACC to forward, for consideration at today's meeting, the names of those wishing to serve on the ACC as well as a copy of the color chart. The BOD does not know if Ray has received this information.
- The Board agreed to invite both chairmen of the ACC to the next BOD meeting in order to discuss several topics of mutual concern.

Beautification Committee

- The committee has had difficulty in attracting volunteers to assist with plantings. JMorrison moved (JBreining seconded) that the committee be informed that money set aside for beautification should be used, even if landscapers do the planting. Passed unanimously. JBreining will inform the chairperson.

Infrastructure Committee

- Jack Thompson feels we should wait until fall before working on lake path. The Board agreed, however, that coquina should be put down ASAP. Wayne will discuss this with Jack.
- Robert will ask a contractor to assess a poor road surfacing spot on Forest Hills.
- Along with the billing notices Kathy will include a notice asking for assistance in repairing minor problems in common areas.
- On next month's agenda will be an item concerning payment to BOD members who perform work that is not specifically related to the BOD.
- Wayne will look into having the playground equipment power washed.

Recreation Committee

- The matter of a bulletin board at the entrance was discussed. JMorrison moved (Celia seconded) that the BOD approve a golf tournament to fund the board, with the money being held pending final approval by all parties. Motion passed. JMorrison will speak to Leo Kinsella further.
- Wayne has placed a clock at the pavilion.

Safety and Security Committee

- In response to an owner's request that speed bumps be placed throughout the community, the Board feels that most owners would be against it and that the bumps would be ineffective. It was noted that Ray is requesting the Sheriff's Dept. to do more policing in EP.
- Celia will have made up a draft of a parking violations notice.
- Celia moved (JMorrison seconded) that a letter be sent to an owner who may be running his business out of his home. Motion passed.
- Board agreed that an article be placed in the newsletter related to hurricane preparedness. Celia will also obtain literature from the County hurricane office to be distributed to all owners.
- In response to an owner's question, it was noted that no solicitation papers may be placed in mailboxes without approval of the BOD.

Old Business

- The Board denied an owner's request to remove his mailbox and post completely.

New Business

- Because Board members will be attending the County meeting on July 13, next month's BOD meeting will be postponed until July 20.
- Upon Ray's return, we will set a date for discussion of a Capital Reserve Fund and implementation of the Reserve Fund study done last year.
- Also mentioned was a possibility of getting more shade at the pool area by using the budget line for pool furniture.

The meeting was adjourned at 6:05 pm. Next month's meeting is scheduled for July 20, 2006.

Respectfully submitted,
Jim Breininger, Secretary