

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JANUARY 22, 2009**

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on January 22, 2009, at 3:25PM. Present were Ray Schurgot, Celia Beauchamp, Gary Bailey, Dan Wilbert, Joe Pantano, Robert Bundy and Kathy Bundy.

**Kevin Morgan:**

- Representing TCL attended the meeting to review Common Area contract items and the upcoming schedule of maintenance for the 2009 calendar year. Kevin also proposed to the Board an additional application of lime and atrazine for all common areas to include the area around the pool. The condition of the front entrance was discussed and a suggestion on what to do going forward was reviewed.
- After discussion of the common area maintenance items Kevin gave the Board a brief synopsis of what has transpired recently with Links Corp. As of Friday, January 16, 2009, Links Corp no longer exists. Textron still remains the owner of the Golf course and they have replaced Links with the Kemper Management Group which will be in charge of the golf course for up to the next 90 days. At that time or sooner a final decision on what management company will be running Eagle's Pointe Golf Club will be made. Kevin also informed the Board that the road reserve fund of \$41,161 was taken out of the CD and placed into a checking account with Bank of America. Access to this money is now a question that is on the table. Since Kevin was acting more as a messenger he could not answer questions that the Board felt was pertinent to this money.

**Janet Wurtz:**

Chairperson for the ACC requested some time to address the Board regarding some issues.

- The ACC would like a 5<sup>th</sup> member to replace Mr. Roberts.
- The ACC has decided to again revise the color chart for paint colors. The decision has been to go back to the original 11 colors and to allow some modifications to these colors but only with ACC approval. Thus the plan is, repainting with one of the 11 original colors will not require approval from the ACC but any modification of the hues of those colors WILL REQUIRE ACC approval.
- Mailboxes should all be Eagle's Pointe green. This paint is available at 2 locations.
- The ACC has requested info on which homes are rentals as well as which are in foreclosure.
- Janet reviewed the wording for the addition to the Design Standards regarding the governing of Solar Panels.

Minutes of the November 13, 2008, meeting were reviewed.

A motion to approve was made and seconded. Motion was approved.

Minutes of the December 3, 2008, Homeowners Annual Meeting were reviewed and will be posted on the community web site as a draft. Minutes are normally approved at the next annual meeting.

Minutes of the December 8, 2007, Homeowners Annual Meeting were reviewed and will be posted on the community web site as the official minutes. These minutes were approved at the December 3, 2008 Annual Meeting.

## President's Report:

- First order of business was to review:
  1. Terms of Office for each Board member:
    - Ray Schurgot President Term expires at the end of December, 2009.
    - Gary Bailey Vice President Term expires at the end of December, 2010.
    - Celia Beauchamp Treasurer Term expires at the end of December, 2010.
    - Joe Pantano Secretary Term expires at the end of December, 2011.
    - Dan Wilbert Director at Large Term expires at the end of December, 2010.
  2. Organizational Chart (Committees each Member is responsible for):

<u>President</u>	<u>Vice-President</u>	<u>Secretary</u>	<u>Director at Large</u>
Beautification	Infrastructure	Recreation	Communications
Safety & Security	ACC	Welcome	Social

- Reviewed Home School Pavilion request.  
Motion was made to accept this request based on guidelines established. Motion was seconded and unanimously approved.
- Reviewed request of the Time Warner representative to review their program with the Board. It was agreed to invite this person to the next Board meeting so the Board can get a better understanding of what they are proposing.
- Reviewed owners request regarding dogs on leashes and owners not picking up dog feces. It was decided that a notice will be put on the bulletin board reminding residence of the SC leash law. Also, it was mentioned that home owners are encouraged to report violations to the proper authorities.
- Ray reported that he received a thank you from a home owner who was very satisfied with the transition to having one trash hauler in the development.

## Treasurers Report:

- All 2008 4<sup>th</sup> quarter invoices including those listed have been paid which allows for the 2008 budget to be closed.
  - Final storm water monitoring amounted to \$2,100.00
  - Front entry expense amounted to \$4,419.15.
  - Road reserve payment was for \$2,753.00.

Individual motions were made to pay each of these invoices. The motions were seconded and all were passed unanimously.

- The final analysis showed a \$9,347.09 shortfall for association fees.
- Due to less than expected costs we were able to transfer an additional \$9,836.00 to the reserve account.
- Year end available cash on hand in the reserve accounts amounts to \$203,781.88.
- The Board also agreed to have the year end balance sheet and the year end income statement posted on the web site.

## Management Report:

1. The last water bills received from BJWSA were for the 11/05/08 thru 12/05/08 time frame. At that time we had three (3) stations that showed us using water. Management called Kevin to check those three stations for leaks. Management spoke to Kevin this week and he confirmed that all three stations were checked but no sign of leaks could be found. Kevin also confirmed that all irrigation had been turned off. Once we get the most recent billing

from BJWSA they will be reviewed and if we still have questions or concerns we will ask for a meter check. If the meters check out as being accurate than we might have to do some digging to see if anything can be found.

2. LaGrande Lowther promised to send Management a quote with specifications to follow up on his verbal quote of \$6,890.00 to do the repairs to the pool deck. These repairs will include salvaging the tree by cutting its roots and pouring a concrete footer so as to redirect the trees roots away from the pool area.

Motion was made to accept this bid on the contingent that the specs meet what we quoted in the bid package.

Motion was seconded and unanimously approved.

3. Authorization was given to Plantation Pools to replace the drain covers with the new type required by DHEC as soon as possible.
4. A representative of Navy Federal called regarding the white Ford pickup truck that was towed from 70 Stratford. The representative was informed that the truck had already been towed by Tommy's Towing.
5. Two additional pine trees that were struck by lightening in the Eagle's Pointe Circle common area were dying so they were removed.
6. A new quarter began 1/1/2009:
  - There are currently 49 out of 249 owners on the aged receivables list.
  - Thirty-two (32) owe the current quarter.
  - Three (3) owe less than \$100.00.
  - The balance owe more than just one (1) quarter.
7. Management was in the development on the 7<sup>th</sup>, 13<sup>th</sup>, 17<sup>th</sup> and 26 of November and the 3<sup>rd</sup>, 23<sup>rd</sup> and 30<sup>th</sup> of December.
8. During 2008 there were eleven (11) closings on homes in Eagle's Pointe.
9. The transition to a single trash hauler has been done but not without its difficulties. Many owners failed to read or understand the numerous mailings and communications that were sent regarding this transition. To date 137 homes have signed up for the trash removal.

Motion was made that a \$100.00 fine be levied on any resident in non-compliance for using a non authorized trash hauler. Motion was seconded and unanimously approved.

#### **Items needing BOD action:**

##### Wrist Bands –

The Board authorized the ordering of the new wrist bands which will be required when using any of the recreational facilities.

It was also agreed that a volunteer group will be made available to hand out the wrist bands at a designated time at the Members Room in the clubhouse. Home owners will be asked to acknowledge receipt of these by signing for them. Also, it will be noted that replacement bands will cost five (\$5.00).

##### Mailboxes –

It was agreed that the POA will bid out the repair of mailboxes in an attempt to get all mailboxes repaired and to look as close to the same (paint wise) as possible. If the cost is non prohibitive than the POA will pay the cost for this but only on a one time basis. Adding this as a budgeted item in future budgets will be reviewed. Management will contact the potential bidders.

## Committee Reports:

### ACC:

- Janet Wurtz was present at the beginning of the meeting and her items were listed at the beginning of these minutes.
- Board reviewed and discussed the ACC minutes from the 1/19/2009 meeting.

### Beautification:

- Discussed TLC proposal to add an extra application of lime & atrazine at a cost of \$1,432.00. Motion was made to accept proposal. Motion was seconded and unanimously approved.
- Discussed the spreading of pine straw per the recommendations. It was decided that we would hold off on this project in its entirety and only do both sides of the walk leading from the lake to the clubhouse. Motion was made to accept this revised plan. Motion was seconded and unanimously approved.
- A home owner requested that we look at placing some type of trash receptacles around the lake. Often times there is trash that can be picked up but there is no place to put it. Management will ask TLC to quote on installing two (2) receptacles, one at each entrance to the lake.

### Infrastructure:

The power washing and coating of the lake bridge is complete.

### Safety & Security:

The Board will ask Joe Cutshall to assemble a group of volunteers to come up with some recommendations on how best to attack the continuing problem of speeding through the development. Eagle's Pointe drive is turning into a drag strip. Other streets several with many children playing in them are also prone to speeders.

### Social:

No updates.

### Communications:

It is time to get any news worthy items to Norma Schurgot for next edition of the Eagle's Eye.

### Welcome & Recreation:

No updates.

### Old Business:

None

### New Business:

Due to the fact that the Board has received no updates nor contact from the county regarding the storm water monitoring it was decided that a letter be drafted and sent to the county engineer. In the letter we will request the information/data that was to be generated from the equipment that has been installed on the golf course property for almost one (1) year. The equipment was placed with the intention of generating data that might enhance the position of the community for the ceasing of the exorbitant storm water monitoring fees currently being paid. In addition, the golf course since they get no cooperation from the Engineering company regarding this equipment would like to have it removed.

Cille has volunteered to draft this letter which will go out under the signatures of the POA president and a golf course representative.

The next meeting will be February 12, 2009 at 3:00PM at the EP Community Room.

The meeting adjourned at 5:55PM