

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 23, 2008**

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on October 23, 2008, at 3:38PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilber, Joe Pantano, Kathy Bundy and Robert Bundy.

Minutes of the September 11, 2008 meeting were reviewed.

Motion to approve the minutes was made. Motion was seconded and unanimously approved.

President's Report:

*Ray reviewed the "New Residence" information form that will be given out to each new home owner moving into Eagle's Pointe. The information is designed to help make the transition into the community a little less hectic and once final approval is complete the document will also be posted on the web site. *Ray reviewed the proposed five year plan and cost for the community web site.

Motion was made to accept proposal to accept the five year plan and cost. Motion was seconded and unanimously approved.

*Ray reviewed a proposal for the community to purchase additional Christmas lighting for the front entrance. The Board will contact Links to see if they will split the cost.

Motion was made to accept proposal to purchase more Christmas lighting for the front entrance with a maximum expense not to exceed \$250.00. Motion was seconded and unanimously approve.

*A review of the single trash hauler for Eagle's Pointe was reviewed and discussed. Four companies (Waste Management, Waste Pro, Republic and Coastal Waste) were selected to bid on the contract. Three companies responded with bids. The fourth, Waste Management, decided not to respond, even after they were notified several times about the request for bid. Each bid was reviewed for cost, services and any other particulars that would affect the final decision. Based on the cost (\$11.00 per month for trash pick + an additional \$2.00 for recyclables), length of contract (five years with fixed cost) and services provided (once per week pick up for trash and recyclables - same day service for both - and two containers one for trash and one for recyclables), the Board decided to go with Coastal Waste.

Motion was made to accept the Coastal Waste bid as the sole trash collection company for Eagle's Pointe. Motion was seconded and unanimously approved.

*Ray requested that Celia put together a procedure of steps required to sign up or opt out of the trash removal program. It was discussed that these steps should be published in the next Eagle Eye as well as a flyer and possibly a separate mailing to insure that all home owners know about the change.

NOTE: It should be stressed that this action is being implemented as one way to cut down on road wear and tear and possibly delay any special assessments that might be necessary for future road repair.

*Ray indicated that upon Kevin Morgan's return he will schedule a meeting to discuss issues regarding the front entrance and common areas. It was also discussed that Kevin and a Links Corp representative should be invited to our Board meetings in January and

July to discuss concerns of the POA. *Reviewed the packet that will be sent out with the info for the annual home owners meeting. The agenda was reviewed as well as the proxy, ballot etc.

Treasurers Report:

*Reviewed financials. Budget is in line based on year to date expenses.

*Reviewed the final budget for 2009 and the agreed upon changes that were made during the budget planning meeting. This is the 2009 Budget that will be presented to the Home Owners at the annual meeting.

Motion was made to accept the final version of the 2009 Budget. Motion was seconded and unanimously approved.

*Reviewed the 3rd quarter billing that was received from Links Corp. The billing items were discussed at length and it was agreed that Links should be invited to two Board meetings each year.

Motion was made to accept the Links invoice authorize payment. Motion was seconded and approved.

Management Report:

1. Management called Amanda Blake with Beaufort County to see if they would give us an answer regarding removing the oak tree at the pool. Ms. Blake called back and said that we had to write Hillary Austin the Zoning Director, explaining the situation and she recommended that photos be included. This had been done.

2. As of September 4, 2008 the bills from BJWSA indicate water usage was less than projected at all but two (2) stations. Bryan (TLC) was asked to look into those two (2) stations to see if there is a problem.

3. We (Management) have not received a quote from La Grande Lowther for the repairs needed at the *pool*. *It was decided that one more attempt to secure a bid from this individual will be made.*

4. Waste Management did not reply to either of the two (2) contacts made by Management regarding them bidding on the trash collection service in Eagle's Pointe. *This item discussed in more detail under the Presidents report section.*

5. The three (3) trees struck by lightning in the Eagle's Pointe Circle common area are dying. The four (4) bids to remove the trees ranged from a low of \$1000.00 to a high of \$1400.00. It was decided to give the job to Tuton Tree Services who had the lowest bid and who has done work for Eagle's Pointe in the past.

Motion was made to accept the Tuton Tree Services bid for tree removal. Motion was seconded and unanimously approved.

6. A new quarter began 10/1/2008.

As of today there are 51 out of 249 owners on the aged receivables. Of these:

Thirty-nine (39) owe the current quarter, (some of which owe late fees and finance charges from previous quarters).

Additionally:

Three (3) have liens

One (1) owes the current quarter plus fines

One (1) owes 2 quarters and a fine

One (1) owes one and 1/2 quarter plus late fees

One (1) owes 2 quarters and has filed for bankruptcy

Five (5) owe 2 quarters and late fees.

Of these, six (6) will be sent delinquency letters for owing 2 quarters.

7. Management was in the development in the month of September on the 2nd, 11th, and 24th.

8. There were zero closings in September and none to date in October.

BOD Action Items:

1. Wrist bands will be ordered in 2009 calendar year.
2. Citations were ordered received and given to Gary Bailey to be distributed to the proper parties.
3. Review the ACC minutes.
4. Review invoices from Links Corp.
5. David Lee will be the name of a person home owners can use for mailbox repair. Mr. Lee lives over in Baynard Park.
6. Status of 70 Stratford and 121 Muirfield was discussed.

Committee Reports:

ACC

:

1. See minutes from Chairperson.
2. New violation forms are now being used.
3. Discussion about situation at 41 Stratford and the fact that the constant notification to this home owner to take care of his property is not fair to the home owners who live in his vicinity.

Motion was made to inform this home owner that in the future failure on his part to properly maintain the condition of his lawn etc. will result in the Board authorizing the work be done and expensed to the home owners account. Motion was seconded and was unanimously approved.

Beautification:

*Current winner of Yard of the Month for September is 49 Muirfield.

*The proposal for plant replacement by this committee was receptive to the Board but a plan on what will be planted, where it will be planted and the cost to plant should first be submitted to the Board before final approval is granted.

Infrastructure:

*Tree removal -discussed earlier. *Lake project still remains open.

Safety & Security:

*It was a unanimous opinion that Mr. Cutshall is doing a great job as our one man safety committee.

Social:

*Reminder that the Christmas party will be held on 12/6/2008 and will be held at the Hideaway outside the back gate of Sun City. Music will be supplied. Tickets can be purchased from Carla Carte, Margie Solish and Lynn Cutshall.

Communications:

*The final edition of the "Eagle Eye" for 2008 will be coming out shortly.

Welcome & Recreation:

*The "New Resident" form is in the final stages of approval. Once done copies will be given to Holly DiGesu to be included in the new home owners welcome packet.

Old Business:

None

New Business:

*Lady asking for Eagle's Pointe backing for her "Pilates Classes" was denied. Board felt that it was not within its power to authorize any type of commercial product within the community.

Motion was made to adjourn the meeting. The motion was seconded and unanimously approved.

The meeting was adjourned at 5:35PM.

The next meeting will be November 13, 2008 at 3:30PM at the EP Community Room.