

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 13, 2008**

The Eagles Pointe POA Board of Directors meeting was called to order by Vice President Gary Bailey, on November 13, 2008, at 3:30PM. Present were, Dan Wilber, Joe Pantano, Kathy Bundy and Robert Bundy.

Absent: Ray Schurgot and Celia Beauchamp

**Minutes of the October 23, 2008 meeting were reviewed and corrected.**

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

**President's Report:**

\*Reviewed and approved the New Residents form. The form will not be made available to residents until trash removal project is finalized.

**Motion was made to accept revised "New Resident" form. Motion was seconded and unanimously approved.**

\*Reviewed the revised trash form notice. Opinion is that a notice will be put in all the paper boxes as well as the next edition of the "Eagle Eye" so all the renters are aware of the change. Since the owners and not renters will be the ones charged an agreement between owner and renter will have to be worked out.

**Motion was made to accept the "Trash Signup" form. Motion was seconded and unanimously approved.**

\*Reviewed and discussed trash proposal agreement. It was noted that the trash company agreed to honor quoted pricing even if we only have 100 homes signed up.

**Motion was made to accept the trash proposal contract. Motion was seconded and unanimously approved.**

\*Reviewed the cost to purchase new nets (\$245.00 each) and install (\$150.00) for the tennis courts.

**Motion was made to accept the total cost. Motion was seconded and unanimously approved.**

\*The subject of rain barrels was addressed.

**Note. Since we are being urged to recycle water one other Board member thinks this might be a good suggestion. Also, the ACC addressed this issue at their 11/10 meeting and set some guidelines for rain barrels.**

**Treasurers Report:**

\*A review of the October financials shows that we are only \$18,640.00 to the good for this years budget of which \$7,000.00 has not yet been collected. Celia suggested via email that we be very frugal with any projects for the balance of this year. If some of these outstanding monies are collected then we can take another look at any projects that may arise between now and the end of the budget year.

\*If we can stay within the \$10,000.00 bid to do the work around the pool and still save the tree than I believe we should do that. The fact that it will cost not only to remove the tree but to also replace with several other trees, saving this particular tree might be a better decision at this time. Also, several home owners have expressed their desire that we try and save the tree if at all possible.

\*The meeting packet looks good and I agree the trash notice should go on red paper. Can we also make extra copies to put in the last newsletter and in mailboxes in the neighborhood? The more

we get this out the better. We must try as best we can to eliminate anyone saying they didn't know. We should try and put on bulletin board if possible.

\*Discussion for the awarding of volunteer awards was opened.

*Note: One member feels that one gift per household would be adequate thus opening up the possibility of 2 additional awards. Another member does not agree with this position and feels we should consider each person based on their individual merits. Awards should be based on whether the person deserves it or not..*

**After considerable discussion a motion was made to award the following volunteers: Carol Beck, Carla Carte, Joe Cutshall, Holly DiDesu, Leo Kinsella, Woodie Mead, Margie Solish and Norma Shurgot, a 2008 Volunteer Award. Motion was seconded and unanimously approved.**

\*Should we have a pre-annual meeting get together to talk about the agenda who will do what?

**Note: The Board can arrive a few minutes early to decide or we can communicate who does what via email. The Secretary noted that he would like a written copy of prepared comments from each Board member.**

\*Are we going to have refreshments as previously suggested?

**Motion made to have refreshments at meeting. Motion was seconded and unanimously approved.**

Note: We can decide again via email what to have. Joe, Gary and Dan all volunteered to pick up refreshments. It was suggested that we use Liter's of coke and maybe some cookies. Need some input. (I can take this out of final draft of these minutes.)

### **Management Report:**

1. Management received a reply from Hillary Austin the Zoning Director, outlining the requirements if the Board elects to remove the tree at the pool. Ms. Austin's reply was forwarded to the Board along with an estimate from Total Lawn Care to comply with the requirements as outlined by Ms. Austin.

2. As of October 6, 2008, the bills from BJWSA indicate water usage was less than projected at four (4) stations. Forest Hills Circle and Muirfield eyebrow were over. However, we did not pay any water bill for these two (2) locations last month. Berkshire Circle and Glen Lake Avenue were over again this month (same as last month). Management has asked Kevin to look into these two stations to see if there is a problem.

3. After the last meeting on 10-24-2008, Management called and left La Grande Lowther another message regarding his bid for the repairs needed at the pool. As of today we have not heard back from Mr. Lowther.

**Note: Since this project is scheduled for 2009 the final decision on who to award the bid to has been put off until the January 2009 meeting.**

4. On 11-7-08, Management had the white ford pickup at 70 Stratford towed by Tommy's Towing.

5. The three trees struck by lightening in the Eagle's Pointe Circle common area were removed by Tuten Tree Company and the stumps were ground at no additional cost. It does appear that there is one or two other trees that are dying. These trees did not have signs of being struck by lightening.

**Note: Board asked Management to get a quote to remove these two (2) trees.**

6. A new quarter began 10-1-2008. There are:

\* 32 out of 249 owners on the aged receivables list

\* 15 owe the current quarter and late fees plus finance charges from previous quarters

\* 3 homes have liens on them

\* 1 owes two (2) quarters and has filed for bankruptcy

\* 5 owe two (2) quarters and late fees and have been sent delinquency letter

They will be turned over to the Attorney if payment is not received by 12/1/2008

\* 4 owe late fees

7. Management was in the development in the month of October on the 10<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup> and 27<sup>th</sup>.
8. There were zero (0) closing in October and one (1) so far in November.

#### **BOD Action Items from Management:**

1. Wrist bands will be ordered in 2009 calendar year.
2. Review the ACC minutes. (Addressed)
3. Bridge repair bid - \$1500.00. (Addressed)
4. Grade of the Lake path bid - \$1000.00. (Addressed)
5. Remove \$100.00 fine for wrong mail box numbers for 9 Mulligan Circle if number changed. (Addressed)
6. Hire landscaper to trim bushes around 28 Muirfield. (Addressed – not at this time)
7. No. 6 Muirfield says work done but ACC still has issues. (Addressed – recommend Gary & an ACC member speak and look over the property with the owner)
8. Rain Barrels. (Addressed by ACC)

#### **Committee Reports:**

##### **ACC:**

1. See minutes from Chairperson.
2. ACC minutes were reviewed and with a few exceptions the Board voted to send letters to those listed for the reasons listed.

##### **Beautification:**

1. Margie Solish submitted invoices for flowers and labor for \$305 from TLC. She also submitted an invoice for \$50.00 for the last two yard of the month awards.

**Motion was made to approve these invoices. Motion was seconded and unanimously approved.**

2. Discussed the EPHOA buying flowers for the front entrance and Links planting and maintaining them. This was discussed with Kevin and he agreed to this arrangement.

**Motion was made to approve this proposal. Motion was seconded and approved.**

Discussed the idea of the Beautification committee becoming responsible for the Christmas decorations at the front entrance. The Beautification committee can also use part of its budget for this.

**Motion was made to have Beautification committee take over responsibility for the Christmas decorations at the front entrance. Motion was seconded and approved.**

##### **Infrastructure:**

1. Lake project still remains open.
2. TLC submitted two invoices at the request of the Board for work around the lake.  
Invoice #21 is for \$1500.00 to power wash the bridge that expands over the lake and seal it. Also all nails will be hammered down. It was noted that the quote includes doing the underside of the bridge.

**Motion was made to accept this bid. Motion was seconded and unanimously approved.**

Invoice #23 is for \$1000.00 and is for re-grading portion of the path around the lake.

**Motion was made to accept this bid. Motion was seconded and unanimously approved.**

##### **Safety & Security:**

No updates

##### **Social:**

1. 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:**

1. The final edition of the “Eagle Eye” for 2008 will be coming out shortly. The Trash Removal form plus an article on how home owners and renters should handle this should be included.

**Welcome & Recreation:**

1. The “New Resident” form was approved. Once done copies will be given to Holly DiGesu to be included in the new home owners welcome packet but not until after the trash removal contract is finalized.

**Old Business:**

None

**New Business:**

**1. The Annual Home Owners meeting packet of information was approved and Management was authorized to put it in the mail.**

2. The situation regarding the Links cut backs with the Golf Course as well as the possible sale of the course has lead the Board to question what options the POA has regarding the money in the “road reserve” account. If the sale of the course becomes a reality what options to recover our monies etc. do we have? Based on this the Board has authorized Management to make initial contact with an Attorney to determine the cost of getting some answer and possible representation to get full control of the monies in question.

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

The meeting was adjourned at 5:05PM.

The next meeting will be the Annual Meeting, December 4, 2008 at 6:30PM at the Palmetto Electric Community Room.