

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 12, 2009**

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on February 12, 2009, at 3:00PM. Present were Ray Schurgot, Celia Beauchamp, Gary Bailey, Dan Wilbert, Joe Pantano, Robert Bundy and Kathy Bundy.

Minutes of the January 22, 2009 meeting were reviewed and corrected.

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

Guest Speaker Mary Knapp Account Executive, New Market Development, for Time Warner Cable made a presentation requesting they Time Warner be allowed to wire the community so they could offer service to our residents. Time Warner Cable is a full service provider. Also, Time Warner is willing to compensate the community for exclusive marketing rights within the community and for allowing them the opportunity to install their cable. This agreement would in no way bind a home owner to Time Warner Cable as their cable server. Home owners will still be able to choose which ever cable and phone company they want providing they service the area. Time Warner currently services all of HHI and is now starting to offer service in the Bluffton area. They currently have service in Sun City (they purchased Davidson), Saw Mill and Buckingham and are in negotiations with Pinecrest and Rose Hill. The BOD has requested that the contract be reviewed by our Attorney.

**President's Report:**

- Community meeting scheduled for March 9, 2009, 6:60 to 8:30PM at the Palmetto Electric building is confirmed. We will request the ACC committee move their normally scheduled meeting for this date to another time.
- Letter to R. Klink, County Engineering regarding the lack of information and follow up on storm water project that the BOD and the County agreed upon early last year was reviewed. The Board agreed with the wording in the letter.

Motion was made to accept letter as written and send to Mr. Klink. Motion was seconded and approved.

- Letter to Thomas & Hutton regarding the lack of information on storm water monitoring usually received in their annual report is unacceptable. Copies of the 2006 & 2007 report neither of which have been received are being requested.

Motion was made to accept letter as written and send to Thomas & Hutton. Motion was seconded and approved.

- Had some discussion regarding Bill-SB-30. This is the bill circulating in the State Congress that would require among other things a POA web site and a \$10.00 fee per home site from every POA. It was decided that a letter from the BOD be written to our local representative, Mr. Tom Davis, indicating our disapproval of this bill.

Motion was made to have the Secretary compose a letter for the President's signature urging the defeat of this Bill. Motion was seconded and approved.

**Treasurers Report:**

- Reviewed the aged receivables list. List is a little longer than usual.
- Reviewed reserve fund.
- Not many bills received due to timing and the new budget year.

- Have the 2008 financials been posted? Management will check and insure they send info to Mr. Mead for posting on the web site.

### Management Report:

1. The last water bills received from BJWSA were for 12-05-08 to 1-07-09 time period and it showed that two of the stations Forest Hills & Royal Bay were using water. Management e-mailed Kevin and asked him to check those two stations for leaks. TLC (Kevin) responded back via email that clocks for all stations were checked and the batteries for each have been changed. Also, they only leak found was in the Eagle's Pointe Circle section. Kevin will advise cost to repair.
2. LeGrand Lowther sent in his proposal to fix the problem at the pool. Proposal was forwarded to the Board.
3. Authorization was given to TLC (Kevin) to apply the Lime & Atrazine to the turf areas of the common grounds.
4. TLC (Kevin) was asked to give us a price to place two (2) trash receptacles at the entrance to the walk way around the lake. Management e-mailed to remind TLC of this request.
5. Management noted that Chris Miller (mailbox quote) of Eye on Detail has been in contact with Gary & Joe.
6. Dave Lee with Handyman of the Lowcountry has submitted his proposal for mailbox repair and it was forwarded to the Board.
7. A new quarter began 1/1/09.
  - As of today there are 32 out of 249 owners on the aged receivables.
  - There are twenty two (22) owners that owe the current quarter or less.
  - There are ten (10) that owe more than one quarter.
  - There are three (3) liens filed (25 Muirfield, 56 Muirfield and 125 Muirfield).

Additionally there are three (3) homes in foreclosure. These include, 70 Stratford Drive, 121 Muirfield Drive (now taken over by Fanny Mae) and 10 Killarney. Management has been contacted by a Realtor regarding 121 Muirfield. All necessary documents including past due assessments have been sent.

8. Management was in the development during the month of January on the 5th, 21st, 22nd and 27th.
9. There were no closings in January for Eagle's Pointe.
10. Wristbands have been received and delivered to the Board. Some will be kept at Management's Office as a backup.

Note: Home owners will receive two per home site and they will be handed out at the March 9<sup>th</sup> community meeting. Home owners will be required to sign for the bands. Replacement bands will cost \$5.00.

Arrangements to receive the bands for home owners not at the meeting.

All action items listed by Management were addressed.

### Committee Reports:

#### ACC:

- Reviewed ACC minutes and discussed made decisions on the recommended citations.
- Agreed that the Secretary would attempt to notify the ACC on citation decisions.
- Reviewed the proposed color chart. No decisions were made due to some confusion on the part of several Board members. Board rep to the committee will try and get better clarification. Maybe an ACC member should come and explain the chart.

#### Beautification:

- TCL (Kevin) confirmed application of lime and atrazine to the common areas.

- Still waiting the spreading of the pine straw along the pathway from the pavilion to the lake.

Note: Supplier has been out of pine straw and it will be delivered and spread as soon as available.

### Infrastructure:

- The proposal for the pool, tree & deck repair from Lowther was reviewed. Some additional wording to insure that both parties are in agreement will be added to the contract. If accepted by Lowther the contract will be signed and work on the area in question can begin.
- Had further discussion about mailboxes and how to handle the repair, etc. The goal of the BOD is to have Uniformity of style, color and state of repair for all mailboxes in the community." How to achieve this is the question. One approach was to have all work outsourced. With this in mind the BOD asked two vendors to submit proposals. One of the proposals was received and reviewed. Pricing to do what we would like to do was higher than anticipated so this was put on hold temporarily until additional information can be gathered. Also, to be looked at will be having the POA become responsible and just have another line item in the annual budget to handle mailboxes.
- The BOD asked Management to look into the painting of all the fire hydrants.
- The Solicitation sign at the entrance to the property was hit by a vehicle. The sign is in two pieces and the post was shaken from the ground. The Board will have someone look into repairing if possible or getting a new sign to post.

### Safety & Security:

- Owners letter received regarding speed bumps and community watch program will be discussed at the March community meeting.
- BOD member C. Beauchamp presented a study on speed bumps that she and her husband had voluntarily undertaken.

The study consisted of:

- Going to other developments and looking at what they had.
- Measuring distances between speed bumps.
- Measuring the length of the speed bumps.
- Recommending the number and location of speed bumps for Eagle's Pointe.

Finally the study is recommending that:

- A panel of home owners look at other developments speed bumps, speed limits and stop signs and give their input and recommendations to the community at the March 9th community meeting.
- Get bids on the cost of at least 10 speed bumps.
- Look at the infrastructure portion of the budget for funding.
- Have the BOD vote on a direction in the April meeting.

### Social:

The Sweetheart Supper is scheduled for 2/14/2009 at the Hideaway.

### Communications:

Any articles for the next edition of the newsletter need to be submitted by the end of the month.

### Welcome & Recreation:

No updates.

### Old Business:

No updates

### New Business:

Something to think about for the future is going to electronic communications for Newsletter, etc.

The next meeting will be March 12, 2009 at 3:30PM at the EP Community Room.

The meeting adjourned at 5:55PM