

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 14, 2008

The Eagles Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on February, 14, 2008, at 3:30PM. Present were Ray Schurgot, Celia Beauchamp, Gary Bailey, Dan Wilbert, Kathy Bundy and Robert Bundy.

Absent: Joe Pantano

Minutes of the January 24, 2008 meeting were reviewed. Motion to approve was made, seconded and unanimously approved.

President's Report:

Ray reported that he has received several request to have a traffic light positioned at the entrance of Eagle's Pointe. Beaufort County has given approval to proceed with development of land across 278 from entrance of Eagle's Pointe. The development will have hotels, shopping and home sites and will access out onto Buckwalter Parkway. A traffic light at the entrance will cost in the vicinity of \$90K which will be paid for by the county if it would then be deemed necessary to have a light at that site. Based on this the Board decided that it will wait until the planned development across from Eagle's Pointe is finished. The purpose of this is so that the expense of the light can be shared. Also, it was mentioned that having a light installed would lead to a wait of four (4) minutes to get out.

Ray reported that he received a copy of a letter written by Bob Klink, County Engineer, and sent to Richard Wagner at CDM. The letter included the water monitoring results of EP testing for the last eleven (11) years and asked CDM to review and make recommendations regarding what can be done going forward.

After discussions with Links, Ray suggested monies previously withheld for plantings and labor be paid as invoiced. However, Celia indicated future invoices will be carefully reviewed. Concerns regarding seemingly excessive labor charges will be discussed with Kevin Morgan prior to payment. Since the front entrance is technically Links we cannot use volunteers for plantings etc. However, we can use volunteers to decorate at Christmas time as a means of saving money. Motion was made, seconded and unanimously passed.

Contract has been signed to use Palmetto Electric facility for the home owners open discussion meeting scheduled for 3/3/2008. Meeting will be from 7 to 9pm and there will be no formal agenda and will be an open discussion for home owners to voice concerns such as reserve fund, stop signs, etc. . This meeting will be the first of four quarterly meetings the last of which will be the annual home owners meeting.

The need for a yield sign as you enter the development from the east was discussed. Sign will be in compliance with DOT regulations the yield sign will be reflector paint on a sturdy post and held in the ground by concrete. The cost of the sign and installation will be \$250.00. G. Bailey will meet with golf course representative to insure Links approval. Motion to approve was made, seconded and unanimously approved. It will be charged to the infrastructure account.

The annual meeting minutes will be completed and sent to Woody for publication on the web site. Ray indicated the minutes would be complete within the week. These minutes do not have to be approved by the BOD at this time. Any corrections and approval will be done at the next annual meeting in December.

Treasurers Report:

First months activity was reviewed and nothing but the regular bills came up.

Certificate of Insurance for Worker's Comp for Total Lawn Care still has not been received. TLC has been requested to show certificate of insurance since the first of January. After considerable discussion it was decided that notification will be given to TLC that they have until 3/15/2008 to comply or they will be fined \$1,000.00 for potential back premiums plus fined \$1000.00 per month thereafter and/or cancellation of their contract. An amended motion was made, seconded and unanimously approved.

Ray will call management of TLC to advise of the Board's position.

Management Report:

Plantation Pool was notified that we would not be resurfacing the pool deck in 2008 and the item would be revisited prior to 2009.

The leak at the water cooler near the ladies bathroom was minor and has been fixed.

Based on the most recent water bills the irrigation system is still turned off.

Bundy Management spoke to W. Mulligan with SC DOT regarding a YIELD sign at the front entrance. The information obtained has been passed on to the Board via email on 1/25/2008.

Bundy Management forwarded to the Board the proposal from Bartlett Tree to prune and treat the live Oaks in Forest Hill Circle.

Miller Dodson's quoted fee to completely update a Level II Replacement Reserve Study would be \$3,150.00. **Note: Original study cost \$3,475.00.** Members of the Board will review.

The 1st quarter of fiscal year 2008, began 1/1/08. There are 33 of 249 owners on the aged receivables. Of that, 24 owe current quarter plus late fees, 1 has a lien, 3 owe less than \$50.00 (paid incorrect amount), 4 owe for 2 quarters and 1 owes 1 quarter plus a fine.

Washington Mutual is now the owner of 6 Muirfield. Bundy Management was contacted by a representative of Fidelity Asset Management representing Washington Mutual and requested another itemized statement for the property. Information was faxed and emailed again.

Bundy Management received the Certificate of Insurance covering TLC through 9/2007. The audit period which was 12/14/06 through 12/14/07 required an additional premium of \$208.00 which will be deducted from the next TLC invoice. TLC management has been continually notified of this shortcoming. (Similar comments regarding Workers Comp in Treasurers comments).

There is still \$1,291.97 unpaid from the quarterly Links Corp Invoice for 12/31/2008 billing.

(See notes under Presidents report)

Wayne Butterworth still has some mailbox numbers available. His name and phone number are included in the mailbox letter.

Based on ACC inspection of 2/10/2008 two homes, 28 Muirfield and 32 Stratford need to be fined.

Bundy Management was in the development for on site spot inspections of property etc, on the 3rd, 9th, 23rd and 24th of January.

Home owner complaint letter regarding a business being operated from a home was attached to Managements report. Discussion centered on many other businesses being run out of garages, etc. Also, many work trucks which were suppose to be inconspicuous are becoming more and more visible. Agreed that this must be addressed somehow.

- Letter to home owner indicating they are in violation and we have received some complaints and they must address the violation.
- Develop a form letter to home owners that are violating this rule.
- Problem is when it becomes a nescience to neighbors and neighborhood.
- Ray requested Dan come up with a letter that can be sent to home owners when this situation arises. Ray will get to each BOD members.

Suggested we read page 34 of Covenants.

Committee Reports:

ACC:

See published minutes from 2/11/2008 meeting.

Discussion centered around the Design Standard changes regarding covered screens, etc. Discussion continued on some of the other issues regarding the violations.

- Shed in the screen over the pool on Glen Lake
- Reflectors in drive way of house on Muirfield
- Power Washing situation – do as many houses need power washing as indicated
- Dog fence on Glen Lake (agreed that an official violation letter will be sent to home owner indicating he has 30 days to remove screen or he will be fined)

There needs to be more discussion on design standard changes regarding screened patios is needed and thus tabled until next meeting.

Also, discussed how to approach home owners regarding violations.

- Ray agreed to discuss with ACC on their approach n dealing with home owners.
- 28 Muirfield will be checked
- 32 Stratford will be checked
- Many of those on list for second violation have not reached the 30 days yet.
- List is so numerous that Board members have decided to split list up and review homes on the list

Beautification:

Nothing new to report. Their help will be requested for the Christmas decorations.

Infrastructure:

Working on the YIELD sign at entrance entering from the East. Cost for this will go against Infrastructure budget.

Safety & Security:

Still looking into the possibility of more additional strategically located stop signs. This is being looked at in an effort to slow down the increasing number of speeders. Hopefully this will be discussed at the open agenda meeting in March.

Social:

There will be a Happy Hour at the pavilion on Friday, 2/22. Need furniture placed so attendees can sit.

Communications:

The Chair-person will be sending out a newsletter.

Welcome & Recreation:

No updates

Old Business:

Discussion on Design Standards changes on screened enclosures was tabled until next meeting.

New Business:

Bundy Management made request to change the date of the August meeting.

The meeting was adjourned at 5:30PM.

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