

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
DECEMBER 4, 2008**

Pursuant to notice given, the Eagle's Pointe Property Owners Association held its annual meeting at the Palmetto Electric Center on December 4, 2008. The meeting was called to order by Ray Schurgot at 6:30PM. Present for the Board of Directors were Ray Schurgot, Gary Bailey, Celia Beauchamp, Dan Wilbert and Joe Pantano. Present from the Management Company were Robert Bundy and Kathy Bundy.

A quorum was established when Ray Schurgot and Kathy Bundy confirmed a total of 124 by attendance and proxy. Needed for a quorum is 117.

The President introduced the current Board of Directors.

A motion to accept the 2007 Annual Meeting Minutes was made by Mr. Don Beck and was seconded by Mr. Leo Kinsella. Motion passed unanimously.

Comments and questions will be addressed at the end of the meeting.

PRESIDENT'S REPORT

Ray addressed the following during his report:

1. Routine maintenance continues at all common area locations and the lake. Specific items addressed during the past year have been, sinking culverts on the commons roads, removal of trees struck by lightening, replacement of bushes in common areas and repair of the pump in the area.
2. Service contracts from the various vendors involved some increases but the increases were under the guidelines requiring the contract go out for new bids.
3. Required maintenance of the lake bridge is now in progress. This includes power washing which is complete (just awaiting dry time), the securing of all boards and popping nails and then a coat of wood preservative.
4. The path around the lake will be graded and roughed up in areas requiring it. This will allow for a better flow for water drainage.
5. New nets have been installed at the tennis courts.
6. The Board is currently reviewing bids to repair the far left corner of the pool deck area due to intrusion of tree roots. The bid also includes the power washing and recoating the entire deck prior to next seasons opening.
7. At our community meetings concerns over the daily use by multiple trash companies of our common roads is contributing to the break down of the macadam. This could require earlier than anticipated repair of our roads. Recommendations to obtain a single trash hauler were made to the Board. The Board acted on this and on 1/1/2009 a contract to have one trash hauler for the community will take effect.

8. I regret to inform the community that the storm water monitoring remain an issue due to the fact that the County will not allow us to eliminate our testing. Efforts on this issue have broken down but the Board will continue to pursue through our representative, Mr. Jerry Stewart.
9. I again thank our chairpersons and members of our various committees for their efforts throughout the year. Also, the Christmas decoration group for the placement of lights, etc. at the front entrance.

TREASURER'S REPORT

Calendar year 2008 Financial Report:

As of November 30, 2008, we have a net income of \$39,694.72. Please remember that we have one (1) more month of operating expenses and a quarterly billing for storm water monitoring, Link Road Reserve contribution and front entrance expenses that will be paid from these funds.

For the first time we have approximately \$14,402.91 in unpaid quarterly assessments. Five (5) homes are in foreclosure and account for \$7,783.38 of these assessments and we most likely will not collect any of these monies.

In 2008, we contributed a total of \$67,142.60 to our regular reserve and our Links/road reserve account.

After hearing owner's concerns at the 2007 annual meeting, the Board established a road reserve account. The funds placed in this account can only be used for road repair and replacement. In 2008 we transferred \$22,908.00 to this account.

As of November 30, 2008, Eagle's Pointe Property Owner's Association has cash assets of \$216,958.92.

Calendar year 2009 Budget Report:

The 2009 budget was sent to all home owners with the annual meeting packet.

For calendar year 2009, contracted services increased a little over 3%. However, the majority of the increase in the 2009 budget over the 2008 budget will go for increases in utilities, taxes and insurance.

The Board spent a great deal of time reviewing the budget to try and limit the increase to as little as possible. The increase for 2009 will be 8.14%. Owners will see their assessment increase \$7.00 per month or \$84.00 for the year.

The 2009 assessment DOES NOT INCLUDE trash service which is an option that owners may refuse. A single hauler for trash service, a proposal suggested by owners at a quarterly meeting, is being implemented as a compromise for a road reserve assessment that was being considered.

For the first time, the budget acknowledges that we may not be able to collect all of the quarterly assessments. While we make every effort to collect the money owed the association we have estimated that we may not collect as much as \$5,000.00 next year.

In addition, we have budgeted approximately \$10,000.00 for pool decking to be repaired and resurfaced. This is a one time expenditure that the Board wanted to place in the budget rather than take from the reserve account.

The general reserve contribution and the road reserve contribution will remain the same as 2008.

The quarterly assessment for 2009 will be \$279.00. This amounts to an increase of \$21.00 per quarter. For those who opt in for trash pick up an additional \$39.00 per quarter will be added to the assessment making the total due \$318.

ELECTION OF BOARD OF DIRECTORS

Ray introduced the nominees Joe Pantano and Dan Wilbert running for the two open positions on the Board. There were no other nominees or write ins for the open positions.

Polly Bailey made a motion that the nominations be closed. Don Beck seconded the motion and it was approved.

At this point Management declared that the nominees be accepted by acclamation. Holly DiGesu made a motion to accept the nominees by acclamation. Meg Hendy seconded the motion and it was approved.

COMMITTEE REPORTS

ACC REPORT:

Janet Wurtz introduced members of the committee and gave a report on the status of the ACC. Janet reviewed the new violation form and notice procedure. Janet also reviewed the submittal request for home improvements, etc. and asked that homeowners planning projects submit them a little earlier so they can be addressed properly. Janet also requested that home owners become more observant and report things in the neighborhood that need the attention of the committee. Finally Janet said the committee would like to have a few additional members. Those interested should submit their names to the Board for approval.

INFRA-STRUCTURE COMMITTEE REPORT:

Ray indicated that the Board is still handling the issues for this committee and the Board is still looking for some volunteers to take it over.

BEAUTIFICATION COMMITTEE:

Margie Sollish reviewed this years "Yard of the Month" award winners:

May	Joe & Tillie Pallo
June	Tom & Judy Chiles
July	Bob & Betty need help with last name
August	Carla & Chuck Carte
September	Ron & Linda Callahan

Margie also noted that the winner for the best Halloween decorations:

Mr. & Mrs. Dave Weber

There will also be an award for the best Christmas decorations. Margie concluded that there was some great improvement with yard care this past year. Finally she mentioned that this was also reflected in comments received from some Realtors.

SOCIAL COMMITTEE:

Carla Carte gave a brief update on the years events which included, Memorial Day and 4th of July Labor Day cookouts, the dances with the “Oldies” band. She also mentioned the upcoming Christmas dinner and dance, the children’s Christmas party and finally the golf cart parade. All in all the social committee had another very successful year.

RECREATION COMMITTEE:

Leo Kinsella reported on another successful golf league and the afterward social hour. The league is being planned for next year. Also, if anyone needs to have notices put on the bulletin board, Leo is the one to contact.

SAFETY & SECURITY COMMITTEE:

Joe Cutshall reported the following:

- *When calling please state what the issue is that your calling about.
- *Thus far 22 safety or security violation slips have been issued. (If you received a violation notice then you have already received two (2) warnings.
- *Speeding is still a major concern. How to handle this problem is still an issue. The idea of speed bumps was brought up by two of the home owners in attendance.
- *Joe also advised that he does keep a log. This helps him avoid any confusion.

NEW BUSINESS:

Gary Bailey and Cille Beauchamp awarded the first annual Volunteer Appreciation awards for 2008. The volunteers recognized this year are, Carol Beck, Carla Carte, Joe Cutshall, Holly DiGesù, Leo Kinsella, Woodie Mead, Margie Sollish and Norma Shurgot.

It was noted that if the Association had to pay for all the time and services these volunteers give it would be a very costly expense. Like all organizations the EPPOA could not survive without these and all the other volunteers that offer their services.

Motion to adjourn meeting was made by Carla Carte. Motion was seconded by Woody Mead and approved.

Meeting adjourned at 8pm.