

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
DECEMBER 7, 2009**

Pursuant to notice given, the Eagle's Pointe Property Owners Association held its annual meeting at the Palmetto Electric Center on December 7, 2009. 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 127 by attendance and proxy. Needed for a quorum are 111.

The President introduced the current Board of Directors.

A motion to accept the 2008 Annual Meeting Minutes was made by Tom Margotta and was seconded by Holly DiGesu. Motion passed unanimously.

Ray noted that comments and questions would be addressed at the end of the meeting.

PRESIDENT'S REPORT

Ray addressed the following during his report:

- **Maintenance of common areas:**
Lake: Bridge was power washed, repaired and recoated
Road Culverts: Sink holes filled and repaired
Tree removal: Trees at various common areas were removed and/or trimmed
Pool: Large oak tree causing crack in corner area of pool was addressed with a retaining wall which will hold off roots and prevent further cracking
- **Annual vendor contracts:**
All vendors & services were reviewed and it was agreed that services received were satisfactory. All major contracts were sent out for bid resulting in carry over pricing and in one case (pool services) a price reduction.
- **Bids were obtained for pool and deck repair & recoating.**
This work was completed prior to the reopening of the pool. Board will look into cleaning or replacing pool and pavilion furniture for next season.
- One trash company was selected and following some start up problems has worked out to the satisfaction of the BOD's and the community.
- The quarterly community meetings have proved to be effective and the Board plans to continue them during the 2010 calendar year.
- Recent follow up and contact with the County Engineer, Mr. Klink, I can report that the latest position is that in the future we will only have to test for copper content of the water. If this actually becomes reality it can save the community and the golf course considerable monies.
- The BOD's extends a heartfelt thanks to all committee chairpersons & members for their hard work and efforts throughout the year.

TREASURER'S REPORT

Calendar year 2009 Financial Report:

- As of November 30, 2009, we have a net income of \$75,132.21. Of this amount, \$25,000.00 was from the prepayment of the Hargray incentives. These monies have been invested and are not available for general use. Also, please remember that we have one (1) more month of operating expenses and a quarterly billing for storm water monitoring, Sequoia Road Reserve contribution and our quarterly billing for front entrance expenses that will be paid from these funds.
- In addition we have approximately \$23,533.27 in unpaid quarterly assessments due to the Association. Several homes are in foreclosure and account for \$7,325.84 of these assessments and we most likely will not collect any of these monies.
- In 2009, we contributed a total of \$60,785.00 to our regular reserve and road reserve accounts. Currently in the "Road Only" Reserve account established in 2008 there is \$45,816.00.
- As of November 30, 2009, Eagle's Pointe Property Owner's Association has cash assets of \$327,834.84.

A thorough analysis of how the Board entered into its agreement with Hargray was presented. An explanation of the benefits of this agreement was also presented.

Calendar year 2010 Budget Report:

- The 2010 budget was sent to all home owners with the annual meeting packet.
- For calendar year 2010, bids for landscaping, pool maintenance and lake management were received. With the exception of pool maintenance which we received a price cut these contracted services will be at carryover pricing.
- The Board spent a great deal of time reviewing the budget to try and limit the increase to as little as possible. There will be no increase for 2010. Owners will see no increase in their assessment for the 2010 budget year.
- The 2010 budget will remain the same with no increase in the quarterly assessment. As in 2009 the assessment amount DOES NOT INCLUDE trash service which is an option that owners may refuse.
- The general reserve contribution and the road reserve contribution will remain the same as 2009.

ELECTION OF BOARD OF DIRECTORS

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

*Tom Margotta made a motion that the nominations be closed. Pam Kinsella seconded the motion and it was approved.

*At this point Management declared that the nominees be accepted by acclamation.

Gary Fisher made a motion to accept the nominees by acclimation. Holly DiDesu seconded the motion and it was approved.

COMMITTEE REPORTS

Ray introduced the Committee Chairs and read the accomplishments of each.

Social Committee – Chair Carla Carte:

Parties: Valentine’s Day, Oldies Concert & Christmas
Cook Outs: Memorial Day, 4th of July & Labor Day
Children’s: Easter Egg Hunt, Christmas Parade & Christmas Party with Santa

Beautification Committee – Chair Margie Solish turning over to Lynn Cutshall

Plantings around the Pavilion, Yard of the Month awards, Bench revitalization (ongoing) & Christmas decorations.

Safety Committee – Chair – Joe Cutshall

Improve adherence to parking regulations

Communications Committee – Chair Holly DiGesu

Four (4) newsletters

Good Neighbor Committee – Chair – Norma Schurgot

Revised Welcome to the Neighborhood basket

Recreation Committee – Chair – Leo Kinsella

Wednesday evening golf league, Eagle’s Pointe Open, Eagle’s Pointe Scramble
Bulletin Board maintenance and update

Ray then asked Janet Wurtz the ACC Chair to say a few words about that committee.

ACC REPORT:

Janet Wurtz introduced members of the committee and gave a report on the status of the ACC. Janet also reviewed the submittal request for home improvements, and asked that homeowners planning projects submit them by the 1st of the month 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. Janet said the committee would like to have a few additional members. Those interested should submit their names to the Board for approval. Finally Janet recognized the workers that helped with yard cleaning and car washing of a new neighbor who closed on his home and then was deployed to Iraq five days latter. Janet also thanked the many home owners who are keeping up their homes and making the community look good.

NEW BUSINESS:

*Gary Bailey and Cille Beauchamp awarded the second annual Volunteer Appreciation awards for 2009. The volunteers recognized this year are, Carla Carte, Lynn Cutshall, Holly DiGesu, Leo Kinsella, Margie Sollish, Polly Bailey, Tom Margotta and Janet Wurtz. A special recognition was presented to Ray Schurgot for his several years’ service as the POA president.

*It was again 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 the business portion of the meeting was made by Elaine Lynch. Motion was seconded by Tony DeGesu and approved. Business portion of the meeting adjourned at 7:45pm.

Ray stated that we would address any questions and we would answer them as time allowed. He also indicated that we would address the questions received from home owners on the index cards **that were** mailed with the meeting information packet. Of all the packets mailed a total of seven (7) index cards were returned.

Joe Pantano read the questions from index cards and attempted to answer all with the help of the entire Board.

Question: Why are people not picking up after their dogs make “deposits” on other property owners lawns? Very annoying, especially when you do not own a dog but must have to clean up dog messes anyway. Also, some property owners need trees trimmed. What an eyesore.

Question: How can we get dog owners to pick up their dogs mess?

Response: This is an ongoing problem and concern. If you see it happening then report the incident and the Board can fine the violator. Also, this is a violation of a county ordinance which means if it is reported to the proper authorities than a fine can be imposed by the county.

Question: Are we getting new codes for the bathroom? If so when? The use of our code concerns me.

Response: Yes, all new codes will be assigned by the opening date of the pool. Also, when home owners move a new code will be given to the new owner. Additionally, home owners in arrears of fees will not be assigned a code until they are up to date.

Question: Please give an update on the security detail of tickets for speeding, etc. How will the widening of 278 affect our entrance?

Response: Starting in 2010 a report with this information will be included in the quarterly newsletter.

Response: As far as the Board knows the widening project has been put on hold. Also, the exact affect on the entrance is not completely known at this time.

Question: Please address the speeding issue between 140 Muirfield Drive and the stop sign. There is a blind spot and people (busses) continually speed around street parked cars. We have almost been hit multiple times pulling in and out of our drive & it is dangerous for our daughter to cross to the side walk. I have brought this up previously.

Response: One of the purposes of the Security detail was to try and address the speeding in the community. The problem is the community is divided on how to actually address

the speeding. The survey resulted in no clear position which resulted in the Board hiring the security company. The problem with the speeding buses has been addressed by notifying the school board of the speeding. The security company will be made aware of this specific area for extra patrolling.

Question: Can we put one or two hidden surveillance cameras at the EP entrance that tapes who is entering & exiting. If it were on a 48 hour storage loop than it could be accessed to help identify possible vandalism or robbery suspects.

Response: The Board will put this item on its list of items to consider in 2010.

Question: Regarding hiring Private Security – why was the community not notified prior to hiring security company? A vote should have preceded the action.

Response: Due to the numerous complaints about speeding and stop sign violations the Board, sent out a survey to get owner input. The subject was also discussed at the quarterly community meetings. The survey gave the Board no clear cut preference with one of the higher responses being to leave it up to the Board. The Board elected to hire a Security company to see if the issue could be addressed. The decision to do this was in fact presented at least one of the quarterly meetings.

Asked at the meeting:

Question: Can we keep the pool open an extra month?

Response: We can but the cost would be over a thousand dollars and we're not sure if it is worth the amount.

Question: Can we just have the phone at the pool go direct to 911?

Response: This has been looked into with Hargray. Basically if we did this then every time some one picked up the phone it would/could be considered an emergency. It is better to restrict the phone for local use only.

Question: Can the landscaping company address the large number of fire ants in the common areas?

Response: The landscaping company will be made aware of the problem.

After all questions were addressed a call to adjourn the meeting was made.

Pam Kinsella made a motion to adjourn. Gary Fisher seconded and the meeting was adjourned at 8:30PM.