

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
DECEMBER 16, 2010

Pursuant to notice given, the Eagle's Pointe Property Owners Association held its annual meeting at Palmetto Electric Center on December 16, 2010. The meeting was called to order by Joe Pantano at 6:30PM. Present for the Board of Directors were, Joe Pantano, Ray Schurgot, Gary Bailey, Celia Beauchamp and Dan Wilbert. Present from the Management Company were Robert Bundy and Kathy Bundy.

A quorum was established when Joe Pantano and Kathy Bundy confirmed the total needed by attendance and proxy.

The President introduced the current Board.

A motion to accept the 2009 Annual Meeting Minutes was made by Holly DiGesu and was seconded by Tom Margotta. Motion to accept minutes passed.

President's Report:

Welcome:

First I want to take a moment to thank everyone that has helped me get through this calendar year. I realized that there were many things that needed to get done over the course of a year but I did not realize how much work must go into doing things correctly. So all you volunteers thank you. I also want to thank Kathy and Robert from Bundy Management without whom this job would not get done.

Report of Officers

President

2010 in review:

1. Implemented new entry system for restrooms.
2. Mailbox repair/fix up was a pretty good success.
3. Cancelled Coastal Security (more residents against than in favor).
4. Had our usual social gatherings, including the Hargray cook out.
5. Common area maintenance (other than irrigation schedule -service is satisfactory).
6. Vendor contracts - most were carry over pricing - increases received for
 - Pool services
 - Insurance premiums
 - Lake management
 - Recreation Area Cleaning (request pool furniture to be power washed monthly)
7. Foreclosure vs. Bankruptcy -Explained the difference and how it affects community.

Projects for 2011:

Number 1: Lake path: measures approximately 4400 feet around the entire lake/pond.

Path retention wall is caving in, in many spots. The wood is rotting or rotted and is in essence not doing the job that it was originally designed to do which is to hold back the dirt from the walkway. Since the lake is considered a retention/storm water pond by the County there are regulations that guide the maintenance of such ponds.

Storm water ponds are constructed during the development process to safeguard water quality by collecting and treating storm water runoff and to protect against flooding. Both state and local authorities require developments to manage storm water runoff.

HOMEOWNERS ASSOCIATIONS MAINTENANCE RESPONSIBILITIES:

All storm water ponds require maintenance. The HOA at Eagle's Pointe is the party responsible for maintaining the storm water pond. Regular maintenance, annual inspections, and periodic dredging are all necessary for proper pond management and to ensure a long storm water life. If not properly maintained these ponds can become an eyesore, breed mosquitoes and create undesirable odors.

INSPECTIONS:

Regular maintenance involves upkeep of the pond and its immediate surroundings. It includes removal of trash and debris as well as the monitoring of aquatic plant growth.

Inspections should include an assessment of aquatic weeds, the effectiveness of weed management and the integrity of the ponds structure. Ponds also need to be inspected for slope erosion and structure damage with needed repairs made as soon as possible.

DREDGING:

Ponds should be dredged roughly every ten years to remove sediment buildup. If a pond is not dredged the collected sediment buildup could reduce the volume of water the pond can hold lessening its effectiveness for flood control and storm water management. For dredging to take place there must be access on at least one section of waterfront land so machinery can reach the water.

The reason I am sharing this information is because one of the projects we are considering for 2011 is the refurbishment of 345 feet of the section of retaining wall considered to be in the worst shape. Based on the size of the lake this will be a very long term project before we can get the wall back to doing what it is supposed to do and that is to prevent/eliminate the erosion of the slope into the lake.

Number 2: Refurbish the front entrance to include:

Sign will be removed and refurbished to include paint, gluing of cracks and sealing of holes. The sign will be painted back to its original colors. Also, the fence will be power washed, wire brushed, painted. The sign will then be replaced and will be raised approximately five inches. Hopefully this will allow better visibility. Also, will request the three bushes in front of the sign (as you face entrance from the road) be removed

Number 3: Replace filter pump for the pool as well as refurbish and paint the baby pool.

Another project that the Board will have to address during 2011 is, how do we get into compliance with the new Federal Disabilities Act governing public pools. Our project is to make

the pool disability friendly by adding a lift or a ramp. More on this will be forthcoming in our quarterly newsletter.

Project No. 1 Retention Wall at Lake	Estimating between \$50/60K
Project No. 2 Front Entrance Refurbishment	Estimating around \$3500.00
Project No. 3 Pool	Estimate \$5500.00

Treasurers Report

Calendar Year 2010 Financial Report:

- 1 Reviewed status through 11/30/2010
- 2. Reviewed status of the reserve accounts.
 - A. Cash On Hand
 - B. Regular Reserve
 - C. Road Reserve
 - D. Road Reserve w/Golf Course

Calendar Year 2011 Budget Report:

- 1. There will be no increase in POA fees for calendar year 2011.
- 2. Reviewed in detail the Infrastructure and water, sewer and irrigation line items.

Election of Open Board Positions:

Introduce three (3) nominees.
Opened floor to any other nominees.
Motion to close nominations was made by Carla Carte. It was seconded by Tony DiGesú and approved.

Committee Reports:

Social	Carla Carte
Beautification	Lynn Cutshall
Safety	Open
Communications	Holly DiGesú
Good Neighbor	Norma Schurgot
Recreation/Bulletin B	Leo Kinsella
WebMaster	Woody Mead

President gave brief review of each of the committees.
ACC Janet Wurtz

Janet made a few brief comments about the ACC and made an appeal for additional committee members.

New Business:

Election results were announced. Gary Bailey & Cille Beauchamp were re-elected.
Third annual Volunteer Appreciation awards for 2010:
Carla Carte, Lynn Cutshall, Holly DiGesú, Leo Kinsella, Janet Wurtz, Woody Mead

Motion to adjourn Business portion of the meeting was made by Randy Salazar. The motion was seconded by Meg Hendy and passed.

Opened the question and answer session by addressing questions received in the mail.

Questions Received In Mail:

Q = Question; A = Answer; C = Comment

Q: With more crime happening what would be the cost of having automatic gates that was run by a code to get in like they have at Island West and Old Carolina?

A: The ACC and the Board did some investigating on this option about three years ago. The initial cost was over \$30,000 for installation plus a yearly maintenance fee. The overall opinion of the community was "Not in Favor." Also, the golf course ownership would have to agree to this and have input.

Q: The playground is always water logged and the equipment is soaked every morning. Would it be possible to stop or cut back on watering?

A: Total Lawn Care will address this problem when the irrigation system is turned back on. Due to the area being very shady the grass etc. does not dry out and the grass remains soggy and wet. A plan to change the watering times and a look at the overall area to see if a drainage problem exists will be done in the spring.

Q: After a good rain, the walking path around the lake is muddy and very slippery for several days. Could you have someone work in some sand and shell pieces in the top six inches or so of the surface to improve drainage.?

C: Also, please remind dog owners who live around the lake not to let their big dogs roam free. They reassure me that their dogs won't hurt me but when they charge at me with teeth bared and a loud bark I do get scared. Those dogs are intimidating.

A: To my knowledge the Board has never looked at having additional sand and shell placed on the walking path. Seeing that the path is 4600 feet around and approximately 5 feet wide I believe we would be looking at a major expense. What with the expense of the caving retention wall redoing the walk at this time does not seem feasible.

A: Regarding dogs not on leashes and not under control of the owners. Dog owners are aware of the laws and are also aware that they must abide by them. The Board is limited in what options it has available to them. I believe that the Design Standards might have a rule whereby dogs must be on a leash. If someone is willing to report a violation and stand behind it then the Board can issue a fine.

C: Trucks and trailers that park on curves create blind spots.

A: The Board will ask our Newsletter Editor to put a safety item in the next newsletter.

C: Too many cars parked on Mulligan Circle at night.

A: We no longer have a safety volunteer to help address this issue. The Board will seek someone to help with this issue.

C: I think that the Board is doing a great job in trying to keep our property values up. We do need them to make sure that our houses, yards, mailboxes and garbage are kept up. This helps everybody. Thank you all for a job well done. Kudos!!

Q: What happens to the Social Committee's money if not spent?

C: We used to have great Social activities including yes some alcohol! I have only attended one event this year and I was so disheartened to see such a low attendance and such sad food and drink available.

A: Monies from any committee that is not spent during the course of the calendar year is automatically transferred into the reserve fund.

A: As for your disappointment regarding the Social activities. This year the committee had two holiday cookouts One had barbecue, cole slaw, baked beans deserts, etc. The other had hot dogs, beans, deserts, etc. Both were attended by the same old, same old 40 to 50 residents. Those in attendance indicated that they enjoyed the food, etc. A third cookout was sponsored by Hargray. The barbecue and other foods were in abundance since we planned for 125 people showing up. We had approximately 85. Most of those were the same old 40 to 50. As for the young couples in the community, we would love to have them as participating residents. We just can't seem to get them out for these events. As has been the custom the Social committee once again had a Christmas party. We had a total of, you guessed it, 42 people attend. The food was outstanding and those that attended were extremely happy with the outcome. I hope this addresses your concerns and/or issues. Finally, we are always looking for new blood to run things. It would be refreshing to have some new ideas and an infusion of young blood involved in the community.

Q: Can we install video surveillance cameras at every intersection within Eagle's Pointe?

This would help (diagnose) thefts and other crimes after they occur and make our neighborhood safer. If nothing is reported in a week the files would be deleted.

A: The Board has looked into having surveillance cameras at the front entrance but found it to be a bit costly for the area it would surveil. To have cameras at every intersection would probably be very cost ineffective and the maintenance of such would also be extremely high.

Q: Could we consider changing the name of the Architectural Control Committee to the Architectural Review Committee? It sounds so much more friendly.

A: The Board can look into this at its next meeting.

Q: What about "Slow Children at Play" signs below speed limit signs?

A: The Board can take a look at this at its next meeting and request Management to look into the cost to do.

Q: In the Killarney Circle common area and maybe others: why are these areas being watered (irrigation) when the grass is now dormant? Watered 3 times during week of 11/17)

A: This was asked of Total Lawn Care and the answer was that due to the cold weather coming in, it was decided to keep it on since it is believed that the grass will be damaged if it doesn't have enough moisture. This issue will also be addressed in the spring but everything I believe has been turned off for now.

Additional items of discussion centered around the following:

Still too many speeders in the community.

Can the Board consider speed bumps again?

Can the Board look into making the Muirfield Drive & Eagle's Pointe Drive intersection a three way stop?

These issues will be addressed during the next calendar year.