

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

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on March 12, 2009, at 3:30PM. Present were Ray Schurgot, Gary Bailey, Dan Wilbert, Joe Pantano, Robert Bundy and Kathy Bundy.

Absent: Celia Beauchamp

Minutes of the February 12, 2009 meeting were reviewed.

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

**President's Report:**

- Ray read letter of response from Mr. Klink, County Engineer, regarding the status of the storm water monitoring and the lack of any type of response to date from anyone. It was decided that Ray would invite Mr. Klink to our next Board meeting. It was also decided that we would start the meeting at 3 o'clock and give Mr. Klink, 30 minutes to update the Board on what is happening in regards to the storm water monitoring. Also, we will request that the equipment still in place on the golf course be removed since no information has come from it being on site for the last year.
- Ray requested suggestions on how to distribute the balance of the wrist bands to home owners to be used as the new recreation passes. It was recommended that we pass them out on Sat. March 21, and Sat. March 28, from 9AM to 11AM at the member's room at the clubhouse. A flyer will be mailed with the quarterly billing as well as distributed in the paper boxes. Home owners will have to come to the member's room and sign for the wrist bands.
- Ray reviewed the compilation of the notes from the community meeting. Issues needing further addressing by the Board:
  1. Speed Bumps – A survey will be mailed with the quarterly assessment bills asking residents to vote for speed bumps, no speed bumps, more stop signs or do nothing at all.
  2. Benches – Marge Sollish (Beautification Comm.) has volunteered to look at all the benches and refurbish those that can be and get rid of those that are beyond saving. Some of the refurbished ones will be placed around the lake. She will see if she can get some volunteers to help with this project.
- Ray presented to the Board the proposal from Marge Sollish to convert one of the tennis courts into a full court basketball court. The Board will request that Marge put together a study group to determine the interest as well as the cost. It was suggested that we ask for input on the survey being sent out with the quarterly billing.
- Ray started discussion on the Time Warner vs. Hargray proposals. The comments from our Attorney were reviewed and discussed. The recommendations made by the Attorney were accepted and changes were made to the contract. These changes were initialed by Ray and the contract was signed by Ray.

A motion was made to have Attorney review the changes made to the contract and if she agrees then to submit it to Hargray. Motion was seconded and approved.

- It was decided that no further action is required by the Board regarding Senate Bill 30.
- Question – do we need to update the Design Standards to reflect the new method of handling citations and letters of violation? Gary will get with the ACC and ask them to look at this.

**Treasurers Report:**

A quick comment relative to the financials emailed was made. No questions came.

## Management Report:

1. The last water bills received from BJWSA were for 1/7/09 to 2/5/09. The amount for the irrigation was \$48.00 which breaks down to \$6.00 per station, which is the minimal charge per meter.
2. Management spoke to LeGrand Lowther on 3/12/09 and his people have started working on the repairs at the pool complex.
3. Management asked BJWSA authority about painting the fire hydrants AND THE REPLY FROM Joe DeVito was, "I'm just starting to work on next year's budget and I will see what we can do."
4. TLC's response to the cost to place trash receptacles at the entrance to the walk way around the lake was received and forwarded to the Board.
5. Chris Miller with Eye on Detail sent Management the cost estimate from his meeting with Gary & Joe regarding mail box repair. The bid was forwarded to the Board.
6. Dave Lee with Handyman of the Lowcountry has submitted his proposal for mailbox repair and it also was forwarded to the Board.
7. As of today there are 24 out of 249 owners on the aged receivables.
  - Twelve (12) owe the current quarter or less
  - One (1) owes the current quarter plus a fine
  - Three homes have liens filed against them (25 Muirfield, 56 Muirfield & 125 Muirfield).
  - Three homes are currently in foreclosure (70 Stratford, 10 Killarney & 121 Muirfield which is in the hands of Korn Law firm who is working with FNMA on this property).
  - Five (5) owe two quarters or more and have been sent a delinquency letter giving them until 3/31/09 to make arrangements to clear up their account. If there is no response then their account will be turned over to an attorney for a demand letter. These include 79 Muirfield, 127 Muirfield, 130 Muirfield, 65 Stratford and 41 Stratford.
8. Management was in the development in the month of February on the 3<sup>rd</sup>, 12<sup>th</sup>, 19<sup>th</sup> and 26<sup>th</sup>.
9. There were no closings in February, however, there have been three (3) closings so far in March. They are, 36 Stratford, 101 Muirfield and 15 Stockton.
10. The storm water reports have been received for 2006, 2007 and 2008. (They were given to the President at the meeting)
11. The price to install speed bumps from MAJ was received and forwarded to the Board.

### BOD action items:

- ACC minutes, citations and additions to the design standards.
- Hargray vs. Time Warner proposals
- Margie Sollish request to look at installing a basketball court
- ACC's next meeting scheduled for 6 April due to Easter Week conflict

## Committee Reports:

### ACC:

- Reviewed ACC meeting minutes and discussed. Made decisions on the recommended citations.

- Reviewed the ACC recommendations for additions to the design standards.

#### Section VI Specific Design Guidelines

AA. Solar Panels (page 15)

BB. Rain Barrels (page 15)

Wording for both additions were approved.

- Reviewed information on the color chart. The color chart was approved as submitted.

#### Beautification:

- Benches have been addressed previously.
- Pine straw should be available soon and will be placed in all recommended areas.

#### Infrastructure:

- Work on the pool was started and the expectation is the pool will be ready for its usual April 1st opening.
- TCL has submitted a proposal to install trash receptacles at the two entrances to the lake. These trash receptacles will be located at the end of the walk leading to the lake .

Motion was made to accept the proposal for the cost to purchase and install the trash receptacles. Motion was seconded and approved.

#### Safety & Security:

- Survey for speed bumps etc. noted in another section of the minutes.

#### Social:

- The community nine hole Wednesday evening golf league will begin on March 18<sup>th</sup>.

#### Communications:

- Eagle Eye has been distributed.

#### Welcome & Recreation:

Ray requested that Management add Holly DiGesu to the list of people to notify when new residents move in.

#### Old Business:

None

#### New Business:

None

The next meeting will be April 9, 2009 at 3:00PM at the EP Community Room.

The meeting adjourned at 5:30PM