

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 10, 2008**

The Eagles Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on April, 10, 2008, at 3:35PM. Present were Ray Schurgot, Celia Beauchamp, Gary Bailey, Dan Wilbert, Joe Pantano, Kathy Bundy and Robert Bundy.

In Attendance: Mr. & Mrs. Travison

Minutes of the March 14, 2008 meeting were reviewed. Motion was made to accept corrected minutes. Motion was seconded and unanimously approved.

President's Report:

Ray reported that R. Klink, County Engineer, will have engineering company confirm reason for placement of monitoring stations on Eagle's Pointe Golf Course property rather than at the lake on development property as thought. Additionally the following was discussed regarding this item:

- What are they measuring? BOD's thought it would be watering input & output of the Lake.
- Placement of the monitoring devices on the golf course has been discussed and deemed acceptable by golf course management.
- Mr. Klink still has received no response to his letter regarding results of previous testing.
- Concern expressed because measuring water run off from golf course could be different than lake run off due to all the chemicals used on the course for fertilization, etc.
- Current testing is a more sensitive test.
- BOD was never contacted by engineering company prior to installation of equipment for an explanation on equipment and what to expect.
- It is the belief of the Board that the county might consider Eagle's Pointe Development and Eagle's Pointe Golf Course as a single entity.

Closing on 6 Muirfield is scheduled for 4/11/2008. The past due monies have not and probably will not be paid. However, all maintenance fees since house went into foreclosure have been paid by the foreclosure company. It is also hoped that the new owners will maintain and bring open items up to standard.

Since the Golf Course has changed ownership (Kemper Sports) we need to:

- Have Management Company (Bundy) obtain signature cards for the Eagle's Pointe POA account which is now under the new ownership's control. This is in reference to the road reserve account.
- Get up to date bank statement of the account.
- Make request to have these funds transferred to a local bank.
- Determine address where future checks for this account should be mailed.

Resident Howard Thorpe said he is willing to take on the repair of mailboxes for Eagle's Pointe residence. It was recommended that we put an ad in the next newsletter with the necessary details regarding individuals who are available to repaint and repair mailboxes.

Reviewed and noted a quote from Bartlett Tree Experts (\$1200.00) for soil analysis and (\$800.00) just to look at trees and recommend what other services are required to preserve them. It was also

determined that to the knowledge of the Board no trees in the development are considered to be a safety hazard. However, it was requested of Management to put out three (3) bids this fall to determine future expenditures for tree preservation so that the expense can be properly budgeted.

We are still awaiting word from Sgt. Covington on when and if a speed monitor can be placed on the property.

Since there is no visible plant growth in the Lake it was determined that there is no need to replenish the Lake with carp from Estate Management.

Ray recommended that one topic for the next Property Owners quarterly meeting be a review of the "Procedure for Property Clean Up" section 7.02 of the Covenants.

Treasurers Report:

March expenditures were reviewed. The only concern during March was the increase for the electrical at the Pavilion. However, additional discussion showed that the three (3) month increase for the area which includes lagoons, recreational area and street lights amounted to an overall increase to budget of 4%. A recent increase from the Power company can be contribute to all or some of this increase.

It was noted that the bathroom lights are often left on overnight. This may contribute to some of the increase. It was recommended that the lights be turned off at night. The current motion detection system will be checked and a possible replacement system will be discussed.

A separate account for the road reserve fund has been established and will show as a separate line item going forward.

Motion was made to accept the Treasurer's report. Motion was seconded and approved unanimously.

Management Report:

1. Total Lawn Care had to fill a hole that had developed around the catch basin between No. 5 and No. 7 Muirfield.
2. Management has completed the paper work and it has been approved by the Sheriff, and has been delivered to the Register of Deeds Office. We are waiting on the personnel at the Register of Deeds Office to send the originals back to us once they are recorded. Once the papers have been recorded the Beaufort County Sheriff Deputies will have the right to give traffic violation tickets in Eagle's Pointe.
3. According to the last billing cycle which was through 3/11/2008 all irrigation stations are still turned off. TLC has indicated that because of grass type and weather conditions the system will not be turned on until May.
4. Tillotson Plumbing had to unclog the sink and install a new faucet (including sprayer) at the pavilion.
5. Management had a report that wrecked car had been parked at 132 Muirfield Dr. A check of this showed no car parked at that address. However, a letter was sent to the owner.
6. The new quarter began 4/1/2008. There were seventeen (17) out of 249 owners are the aged receivables at the end of March. Twelve (12) owed the 2008, 1st quarter (1/1/08 – 3/31/08) plus late fees and finance charges. Since eight (8) of these owners now owe two quarters they were sent a delinquency letter on 4/2/08. The others have paid the 1st quarter and only owe the current quarter or are making payments as agreed. One owner has a lien on his house and two owe less than \$50.00. One owner owes two (2) quarters plus late fees. This account was referred to the Attorney on 4/7/08. One owes a fine from 1st quarter.

7. No. 6 Muirfield currently owned by Washington Mutual and has been sold. The closing on this property is scheduled for 4/11/2008.
8. Four (4) mail boxes were delivered to owners who requested them. These were delivered to No. 56 Stratford, No. 10 St. George and Nos. 141 & 143 Muirfield.
9. Management was in the development during the Month of March on the 4th, 11th, 13th and 20th.
10. Recently Management had to call a local realtor regarding a for sale sign in the window of a house. Sign has been removed.
11. There were three (3) closings during the month of March. These include, No. 131 Muirfield Drive, No. 13 Glen Lake and No. 72 Muirfield Drive.
12. There have been four (4) closings thus far in April. These include, No. 52 Stratford Drive, No. 14 St. George Circle, No. 97 Muirfield Drive and No. 56 Stratford Drive.
13. Yard clean up letters were sent to No. 66 Muirfield, No. 16 Muirfield and No. 11 Stockton Lane. No. 97 Muirfield was sent a letter regarding an unlicensed vehicle in the driveway.

Committee Reports:

ACC:

Reviewed the ACC minutes. Reviewed and discussed the changes in the wording to Page 10, Paragraph #1 to the Design Standards. A motion was made to accept the wording as changed. The motion was seconded and unanimously approved.

The Beaufort County ordinance regarding the leash law for animals was discussed. It has been noticed and reported that on several occasions animals (especially cats) have been spotted roaming the neighborhood unattended. It was agreed that an updated copy of the ordinance would be obtained from the county and reprinted for the residence in the next newsletter.

At the end of the meeting the Board went into closed session to discuss to several fine situations.

After ending the closed session the Board voted to fine as recommended, No. 25 & No. 47 Muirfield for failure to power wash their homes.

Beautification:

J. Pantano on behalf of Chairperson Marge Sollish of the Beautification committee presented a proposal to the Board to sponsor a community wide "Yard of the Month" contest.

- The yards will be judged based on several criteria proposed by the committee.
- The judging will be done by three to five volunteers sometime during the months of May, June, July, August and September.
- The winner (can only win once per year) will be presented a \$25.00 gift certificate to local restaurant and will have a sign displayed in their yard indicating it has been chosen as yard of the month.

An open letter to the community announcing this program will be included in the next newsletter.

A motion was made to accept this proposal; it was seconded and unanimously approved.

Infrastructure:

Board reviewed the status of the Lake project.

It was reported that the bulkhead around the walk way at the end nearer the St. George/Royal Bay/Muirfield side is in bad need of some repairs and needs to be addressed. It was reported that previous

quotes to repair were in the vicinity of \$30K. It was decided to ask TLC if there is something that can be done to fix that would not cost as much. It was also decided that we request a formal bid on anything they would suggest. Finally, it was decided that Ray S. and Gary B. would meet with the management of TLC and walk thru the section to see if some sort of plan can be developed.

Safety & Security:

It was requested that the three volunteer sign ups from the community meeting be contacted to determine their interest in forming a committee. Mr. Cutshall, one of the volunteers is willing to participate and has already done some work for the community. It is hoped that the others will agree to help Mr. Cutshall in our pursuit to form a new committee to handle the safety and security issues.

Social:

The next event is the Oldies Band scheduled for 4/26/2008. It was suggested that as a means of generating interest and introducing our new residence to their neighbors that we give away tickets to this event to any new home owner who has moved into the neighborhood since January.

A motion was made to accept this proposal. The motion was seconded and unanimously approved. BOD member Dan W. will work with the social chairperson to see that this is done. They will coordinate this with the chairperson of the Welcoming committee.

Communications:

The next newsletter is scheduled to be printed in May. Any articles, etc. should be turned in by the end of April.

Welcoming & Recreation:

The community 9 hole golf league has started. Anyone interested in signing up for the next session should contact Leo Kinsella.

See notes from the social committee regarding the Oldies Band social being held on 4/26/08.

Old Business:

Sink hole on Stratford still in need of fixing.

Need to take a look at the road at the end of Stratford turning right onto Eagle's Pointe Drive for some curb wear.

New Business:

A suggestion was made to again review the possibility of going to one (1) trash hauler for the community. The last time the Board tried this it failed to get much support from the community. However, with increased interest in the condition of our roads, etc. this might be a good time to revisit this issue.

The date for the next community meeting was set for June 2, 2008, at 6:30PM at the pavilion.

The meeting was adjourned at 5:35PM.

The next meeting will be May 15, 2008 at 3:30PM at the EP Community Room.