

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 9, 2009

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on April 9, 2009, at 3:30PM. Present were Ray Schurgot, Gary Bailey, Dan Wilbert, Celia Beauchamp Joe Pantano, Robert Bundy and Kathy Bundy.

Ray introduced Mr. Denmark, and he presented Hargray's first payment to the POA for the cable rights to the Eagle's Pointe development. The agreement is for ten years.

President's Report:

- Ray introduced Mr. Bob Klink, County Engineer, who was invited to the meeting to address the status of the storm water monitoring and the lack of any type of response to date from anyone.
- Mr. Klink introduced Dan Ahern (who would review the report received from CDM) and Danny Polk (Stormwater Utility Inspector). Mr. Klink then proceeded to hand everyone a copy of the summary of the last ten (10) years worth of data developed thru all the testing that has been paid for by the Eagle's Pointe POA. Mr. Klink then turned the meeting over to Mr. Ahern.
- Mr. Ahern handed out an agenda that he would use to explain where we now stand:
 - Analysis of Monitoring Data
 - Trend Analysis
 - Tributary Site Comparisons
 - Comparisons with Water Quality Standards/Criteria
 - Comparisons of Expected & Measured Pond Concentrations
 - Recommendations on Future Sampling
 - Resolution of Copper Levels from Ponds
 - Future Efforts that could impact Eagle's Pointe
 - Summary:
- The only area of concern after all these years of testing is the area of copper sulfate. This is the only area that the results showed EP being out of specification It is also believed that the cause of this could very well be due to the chemicals used to treat algae in the ponds on the course. A meeting with Danny Polk (County) and Kevin Morgan (Golf Course) will be scheduled to address this situation.

Additionally:

- EP is doing what it is suppose to do relative to storm water monitoring.
- County (Mr. Klink) will make strong recommendation for allowing EP to drop current testing schedule.
- The county will work with EP and the golf course to get the copper content down.

Minutes of the March 12, 2009 meeting were reviewed.

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

- Ray opened discussion on the results of the survey questions.

Question 1 – Stop Signs vs. Speed Bumps

Speed bumps	11.4% in favor
Add stop signs	27.6 %
Combination of the 2	13.8%
Let BoD decide	6.5%
Do nothing	40.7%

Question still remains on how do we address the speeding problem? The Board will investigate further actions needed such as hiring a company to monitor the neighborhood for speeders.

Question2 = Convert Tennis Court to Basketball Court

Yes 36.1%

No 63%

It is obvious that this item has been voted down.

Motion was made to accept these results and keep tennis courts as they are. Motion was seconded and voted four to one in favor of motion being defeated.

- Ray informed the BoD of the recent break in at 101 Muirfield.
- Ray reported that he attended the recent meeting to discuss the widening of 278. The disappointing thing about the meeting was that Eagle's Pointe was never taken into consideration in the planning of this project and that it became apparent that the water runoff from the widen highway will be directed to drain off by the current fire house. This can have future effects on the water monitoring of Eagle's Pointe. This fact was mentioned at the meeting earlier with the county engineer. It was suggested that it might be a good idea to contact Tom Davis and advise him of our concerns. This idea was left open.
- Suggestion by a resident for a community vegetable garden was deemed to be not plausible.

Treasurers Report:

- With the exception of the Office Supplies line item the 2009 budget expenses thus far are in line. The reason for the Office Supplies being over budget thus far is due to the additional copies that have been sent out with the quarterly mailings.
- Replacement funds are in good shape as are the Reserve fund.
- Monies received from Hargray will be shown for now as income.

A motion to put the Hargray stipend in a CD was made. The motion was seconded and unanimously approved.

Management Report:

1. The last water bills received from BJWSA covered the period from 2-5-09 thru 3-6-09. The amount for irrigation was the majority of the invoice and were for a minimal amount. Also, there were two credits and two locations that used over \$20 but less than \$35 in water. The pool/pavilion water/sewer bill was normal.
2. The LeGrand Lowther Company has finished the repairs to the pool. Ray and Robert met with Mr. Lowther's crew at the pool and inspected the work. The work as completed was accepted and the invoice was authorized to be paid.
3. Kevin reported that the wrong trash receptacles for around the lake were shipped and that the correct ones should be in soon.
4. There were two (2) reported sink holes in the development. TLC has worked on both at a minimal cost. The areas are being watched to see if the problem has been corrected. If this fix does not work then we are again talking some major expense and the jobs will have to go out for bids same as the previous sink holes.
5. A new quarter began 4/1/09. There were 26 out of 249 owners on the aged receivables as of 3/31/09.
 - A. There are still 3 outstanding liens: 25 Muirfield, 56 Muirfield & 125 Muirfield.
 - B. There are also 3 homes in foreclosure: 70 Stratford, 121 Muirfield & 10 Killarney.
6. Management was in the development on the 2nd, 12th, 13th and 26 of March.
7. There were three (3) closings in March: 36 Stratford Dr. 101 Muirfield and 15 Stockton Lane.

Committee Reports:

ACC:

- Reviewed ACC meeting minutes and discussed. Made decisions on the recommended citations.
- Mrs. McGoldrick who has volunteered to become a member of the ACC was approved by the BoD.

Beautification:

A motion to decline the proposal to convert one tennis court to a basketball court based on the survey results being 2 to 1 against was made. The motion was seconded and the vote was four (4) to (1) against the proposal.

Infrastructure:

No report.

Safety & Security:

No report.

Social:

There will be an Easter egg hunt on Saturday, April 11, at 9AM at the pavilion.

Communications:

There will be a May 1st deadline for articles for the next edition of the Eagle's Eye.

Welcome & Recreation:

No report.

Old Business:

None

New Business:

- Management was asked to secure a quote to repaint the lines for parking spaces at the pool.
- The next Community meeting will be scheduled for Monday, June 1, 2009, at the Pavilion from 6PM to 8PM.

The next meeting will be May 14, 2009 at 3:30PM at the EP Community Room.

The meeting adjourned at 6:00PM