

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 14, 2009

The Eagle's Pointe POA Board of Directors meeting was called to order by President R. Schurgot, on May 14, 2009, at 3:30PM. Present were Ray Schurgot, Gary Bailey, Dan Wilbert, Celia Beauchamp Joe Pantano, Robert Bundy and Kathy Bundy.

Minutes of the April 9, 2009, meeting were reviewed.

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

President's Report:

- Ray reviewed the bill to locate well/fountain power cable.
A motion was made to approve payment of the bill. Motion was seconded and approved.
- Ray reported that Kevin Morgan met with the County Representative and the Estate Management Representative regarding the water monitoring report and agreed to pursue the possible causes for the high copper content.
- Ray reviewed the Island Packet article on Eagle's Pointe and the Storm Water Monitoring Issue. The County armed with 11 years of data showing that Eagle's Pointe is not polluting will recommend to the County Board that EP be allowed to stop some of the current testing. This will allow the community to realize some significant savings. However, we must muster support from the community to attend the County meeting when it hits their agenda.
- Ray reported on a couple of recent home intrusions. One was reported to the sheriff's office.
- A quote to re-stripe the parking lot was received. It was decided to table a decision on this until June.
- Ray reviewed the current status of the computerized system which allows us to determine who is using the rest rooms being down. Ray asked Joe P. to find someone who can work on the system as well as teach some members how to operate.
- Nancy Carson has volunteered to monitor the pool operations on a daily basis. The Board accepted her as a volunteer and Ray will see that she gets a set of keys for the pool area.
- The Board reviewed the quote from Coastal Security Services, Inc. regarding their patrolling the community to curtail speeding and stop sign violations. The company is SLED approved and can under South Carolina law issue tickets.
A motion was made to hire CSS for a period of one year or less to patrol the community for 20 hours per month and issues tickets as appropriate for speeding and stop sign violations. The motion was seconded and approved.
Management will contact CSS and put together a contract for review and for signature.
- Ray briefly reviewed the project to widen 278 from four to six lanes. At the meeting attended by Ray, Eagle's Pointe wasn't even on the map that was shown by the SCDOT. It is very likely that once the widening is complete EP residents will not be able to exit east or enter from the west. We will have to travel a little further to do that.

Treasurers Report:

- With the exception of the landscaping portion of the budget the April numbers are looking good.
- Still have some concerns over the method of billing of \$75/hour for our portion of the front entrance.
NOTE: It was agreed that a meeting should be set up with the new golf course management group.
- Road reserve bill for \$3300.00 and the front entrance bill for \$4092.92 were presented.
A motion to approve payment but to hold checks until we have a face to face with the golf course management was made. The motion was seconded and approved.

Management Report:

1. The last water bills received from BJWSA were for 3/6/09 to 4/6/09. The invoices for irrigation were for the minimal amount. There were several credits and the pool/pavilion water/sewer bill was higher than last month.
2. Kevin reported that the trash receptacles were in and that they would be installed before May 4th.
NOTE: The receptacles have been installed.
3. The two (2) reported sink holes repaired by TLC appear to be holding.
4. Kevin reported that the wash out on the lake path and the broken board was to be repaired before May 4th.
QUESTION: Has it been completed? It will be checked.
5. A new quarter began 4/1/09. There were 32 out of 249 owners on the aged receivables as of today. Fourteen (14) owe the current quarter plus late fees. Six (6) owe less than \$100.00.
 - There are three (3) outstanding liens, lot 11, lot 56 and lot 69.
 - There are three (3) homes in foreclosure: lot 67, lot 126 and lot 210.
 - There were three (3) demand letters sent.
 - There will be five (5) delinquency letters sent.
6. Management was in the development during the month of April on the 1st, 9th, 21st and 29th.
7. There was one (1) closing in April. There are three (3) more closing on the books.
8. Management looked at the walkway next to 51 Muirfield and was unable to determine what plants were planted in the area by the home owner.
9. Management arranged to have power line for the well and fountain marked as Palmetto Electric would not and it was necessary for a property owner to put up an approved fence.
NOTE: This was discussed during the presidents report.
10. Management had to remind TLC about the small area at the end of Abington Lane which belongs to the association and should be cut by them.
11. Management sent a letter to Bill Layman, requesting that the Eagle's Pointe contributions to the road reserve be moved to a local bank with the POA Officers/Directors can be in control of it. Several days later R. Bundy received a phone call from Kevin Morgan, stating that Bill Layman was not aware of the requirement that the POA contribute to the road reserve and that he (Kevin) was working to have the money moved to a local bank where he and the Board would than maintain control.
12. Management asked MAJ to submit a quote to re-stripe the pool parking lot. The bid was received on April 14 and submitted to the Board.
NOTE: This item was tabled until the June meeting.

Updated Survey Results: Owners responding was 141 or 56.6%.

Install Speed Bumps	16
Install Additional Stop Signs	39
Install Combination	19
Leave it up to the BOD	12
Do Nothing	65
Convert one tennis court to basketball court	50
Do not convert	83

Committee Reports:

ACC:

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

Beautification:

No report

Infrastructure:

- Trash receptacles have been installed at the two (2) lake entrances. They will be emptied by TLC.

Safety & Security:

- Coastal Security Services, Inc. was discussed earlier in the meeting.

Social:

No report

Communications:

Articles for the next Eagle Eye have been received.

Welcome & Recreation:

No report.

Old Business:

None

New Business:

- Post June 1 Community Meeting date on time on the Bulletin Board.
- Items to bring up at the community meeting include: Security Contract and Hargray Contract.

The next meeting will be June 16, 2009 at 3:30PM at the EP Community Room.

The meeting adjourned at 5:30PM