

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 15, 2008**

The Eagles Pointe POA Board of Directors meeting was called to order by Vice President Gary Bailey, on May, 15, 2008, at 3:45PM. Present were Celia Beauchamp, Dan Wilbert, Joe Pantano, Kathy Bundy and Robert Bundy.

Absent: Ray Schurgot

Minutes of the April 10, 2008 meeting were reviewed. Motion to approve the minutes was made. Motion was seconded and unanimously approved.

**President's Report:**

- R. Klink, County Engineer has not been able to coordinate with the engineering company to confirm reason for placement of monitoring stations on EP golf course property rather than EP development property (the lake). Planning to schedule a meeting with Engineering Company to determine why they placed on the Links golf course.

*Additional discussion regarding this topic:*

It was stated that when the Engineering Co. placed the monitoring devices they felt that they were placed in the correct places. The concern of the BOD is that they are monitoring what they were suppose to monitor. We must continue our efforts and communications with Mr. Klink to insure he stays on top of the Engineering Co. to insure we get the correct monitoring results.

- Mr. Robert Miller of Links confirmed that the road reserve account will be under the control of Links, (Kemper Management) without additional signatures required from the POA. However, he will check to see if a portion of the funds can be placed in a CD with a better interest rate than we currently have. Discussion of this item continues to be extensive and discussion will continue until an agreeable solution is hopefully reached.
- A motion is needed to approve the quote for the plastic signs in the amount of \$502.21, as outlined by management. (Need correct amount)

**Motion to approve the invoice was made, seconded and approved unanimously.**

- Update from Sgt. Covington regarding the speeding concerns in the development are further reviewed in the Management update portion of these minutes.

**Treasurers Report:**

- April finances look to be in order. Electricity for street lights, office supplies and ACC expense are slightly above budget but not in a position of concern at this time.
- Received some back charges from the bank for the reposed home on Muirfield.
- The road reserve had \$5,727.00 specifically designated for that account.
- The reserve account now totals \$154,801.00.
- Received billing from Links for POA share of the front entrance expense in the amount of \$1,687.00. Still concerned over method of billing from Links regarding the front entrance. Feeling is that the amount we are being billed is still high and we need billing to be broken out in a little more detail. Management will request a finer breakdown of

expenses and G. Bailey will investigate the amount of pine straw that is being used. C. Beauchamp stated she would vote in favor of approving the bill but under protest. She continues to have concern regarding the charges Kemper (Links) is charging the POA for the landscaping work that is done at the front entrance.

**Motion to approve invoice was made, seconded and approved.**

**Management Report:**

1. We have a hole develop in the road between #8 and #10 Muirfield.  
Three (3) Quotes were solicited for the repair of this hole:
  - Quote No. 1:  
Malphrus Utilities, LLC, suggests removing the asphalt, excavate and repair the sink hole, then install 8 CY of flowable fill, replace the asphalt with 5 SY of asphalt. The total cost for this would be \$4996.20
  - Quote No 2:  
Dupriest Construction suggested that they until they can plug and pump the water out of the pipe they will not know what is causing the problem. They propose that it may take as little as one (1) day or a max of four (4) days to complete the repair. Their quoted cost is \$3,500.00 per day for labor and equipment not including material. The cost of material will not be known until they can determine what is in fact causing the problem.
  - Quote No. 3:  
Has not been received but is due later this afternoon or first thing in the morning
2. Management has received the original paperwork back from the Register of Deeds Office giving Beaufort Sheriff's office consent to enforce SC traffic laws within Eagle's Pointe. The consent is recorded in Deed Book 2699 at pages 2262-2266 in the Register of Deeds Office.
3. Tillotson Plumbing had to unclog a toilet and repair a faulty fill valve in another toilet in the lady's bathroom.
4. Management received a bid to replace battery operated irrigation clocks that had died. When the battery operated irrigation clocks were installed it was noted that they would have to be replaced from time to time. This option was less expensive than running electricity and install electric meters and clocks in the different islands. Management believes the repairs must be done to maintain the grass and plantings.  
**Motion to approve this expense was made, seconded and unanimously approved.**
5. Due to the needed irrigation repairs BJWSA's last group of bills for the islands which have battery operated irrigation clocks shows no irrigation station being on, these bills run through 4/29/2008.
6. There were 22 out of 249 owners on the aged receivables. Eight (8) owe for the 2<sup>nd</sup> qtr. (4/1/08 thru 6/30/08) plus late fees and finance charges. One (1) has a lien, one (1) has been sent to the attorney to file a lien (which will be done today 5/15/08). Three (3) owe for mailboxes, two (2) owe less than \$100.00 and one (1) owes his fine and 1<sup>st</sup> qtr. And two (2) have been sent to the attorney for demand letters. One (1) has a returned check plus fee (sending a cashiers check), one (1) owes for lawn service and one (1) owes for current qtr. Plus a portion of 1<sup>st</sup> qtr.

7. Management received a copy of the National City Bank Reserve Account from Links showing a balance as of 3/31/2008 of \$34,696.20.
8. Management delivered two (2) mailboxes last week to owners who requested them.
9. Management was in the development in the month of April on the 3<sup>rd</sup>, 9<sup>th</sup>, 10<sup>th</sup> and 21<sup>st</sup>.
10. The street sign at St. George Way was straightened by Kevin's people.
11. There were five (5) closings in April: 52 Stratford, 14 ST. George Circle, 97 Muirfield, 6 Muirfield and 59 Stratford.
12. Management received a quote of \$100.00 from TLC to remove the dead palmetto at Killarney Circle without damaging existing flowers and place pine straw where it was needed.

**Motion to accept quote was made, seconded and unanimously approved.**

13. Management asked TCL once again look at the depression in the front yard of 57 Stratford, aka lot 193.
14. Management notified Kemper Sports (Links) of the wearing away of asphalt at the corner of Eagle's Pointe Drive and Stratford.
15. Replacement signs for around the neighborhood including two (2) for the bathroom lights were ordered, received and delivered. (See President's report)

**Committee Reports:**

**ACC:**

See minutes from May 12, 2008 meeting.

**Beautification:**

The first contest for yard/lawn of the month will be held the week of 5/12/08. Winner will have a sign posted in their yard and receive a gift certificate.

**Infrastructure:**

- Ray and Gary still planning on scheduling a meeting with Total Lawn Care to inspect the bulk head.
- It was reported that nails are popping on some of the boards on the bridge.
- Much discussion and review of the sink hole problem on Muirfield. Available quotes were reviewed but a decision was withheld pending receipt of one additional quote.
- Reviewed quote from group that wanted to repair the sink hole area. Management will notify them of the need to have liability insurance as well as worker's comp insurance on file before they can be included in the bidders list.

**Safety & Security:**

Still need Ray to inform BOD of the status of this committee. We need to contact the people who volunteered at the last community meeting and if at all possible we need to have them empowered and functioning prior to our next community meeting. Situations such as parking on the grass overnight need to be addressed.

**Social:**

Oldies concert will be held on Sat. 5/17/2008.

**Communications:**

Need to have the newsletter updated so that it reflects the updated committee memberships.

**Welcome & Recreation:**

No updates

**Old Business:**

Continue to have much discussion about the reserve account and the dissatisfaction over the lack of control of this fund by our POA. Apparently this is a provision that is dictated by the original covenants. It was recommended that a task force be selected to review how we can go about working with Links to get reserve fund money into a dual control account or better yet into an account controlled by the POA.

Note: Cille, I think I have this right. Anyone please correct if not accurate.

**New Business:**

Had some discussion about possible changes to the covenants regarding the notification period for things such as lawn work and the extended period of time allowed to correct a problem. The BOD will look for someone in the development who might have experience with covenants and can help guide the BOD and ACC on how to go about making minor changes that would be more appropriate for running our community as it is today rather than as it was when Centex was in charge.

The Community Meeting is scheduled for Monday, June 2<sup>nd</sup> at 6:30PM at the Pavillion

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The meeting was adjourned at 5:31PM.

The next meeting will be June 12, 2008 at 3:30PM at the EP Community Room.