

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 12, 2008

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on June 12, 2008, at 3:31PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilbert, Joe Pantano, Kathy Bundy and Robert Bundy.

Minutes of the May 15, 2008 meeting were reviewed and corrected:

Motion to approve the minutes was made. Motion was seconded and unanimously approved.

President's Report:

Ray reviewed his meeting with Mr. Robert Klink, County Engineer, and the Gel Engineering representative regarding the placement of the monitoring devices on the golf course property.

- The engineering company was under the impression that where ever on Eagle's Pointe they put the devices would be ok to gather the data they wanted. They assumed the golf course and the EP development were one in the same.
- Additional discussion revealed that the new data being accumulated would not be used as a comparison to the original data. This as far as the BoD is concerned is a misrepresentation of what was understood and discussed at the original meeting.
- The BoD felt that a comparison of the data is what would lead to our once again (with the help of the county engineer) seeking relief of the exorbitant fees we as a community are paying for water monitoring.
- Ray read the letter that Mr. Klink sent on behalf of the community regarding a re-evaluation of getting some relief on the fees paid.
- Ray will go back to Mr. Klink and request an update on where everything stands. The main question is, "is there any relief in sight on fees paid by the community for water monitoring?"

Mr. Robert Miller of Links advised that he has requested Keith Bode, Kemper Sports finance person, to place the bulk of the reserve funds in a CD. Ray will continue to follow up to insure this happens.

Ray wanted an update from Management on the status of the Sheriff's Office patrolling the EP property. Apparently there is some confusion between the Sheriff's Office and the County. Management assured Ray that all documents to allow this are in place. Ray will follow up with the Sheriff's Office.

There was a review of the Pavilion reservation process. At this time the person reserving the pavilion is not required to state what it will be used for. Cillie has agreed to draft some changes that need to be considered for the "Common Area Rules & Regulation" for use of the pavilion.

NOTE: Also, it was unanimously agreed that solicitation flyers ARE NOT allowed to be placed in the info boxes, even by residence. A home owner brought to the attention of Management that

the pavilion was being used for a product sale which was advertised (solicited) by a flyer put in all the info boxes.

NOTE: Maybe we can look into allowing the pavilion to be used for these purposes with a non refundable fee being assessed. However, user will still not be allowed to solicit through the use of the info box.

*In regard to Ray's update on the new signs for the common areas, the following was reported:

- All do not feed the alligator signs are up
- The turn off the lights in the bathroom signs are up
- The majority of the curb your dog signs are up

A special; thanks to Dan W. and his grandson for getting this done.

Treasurers Report:

Budget still looking good. The electricity, office supplies and ACC accounts are slightly over budget but are not yet in a position to be overly concerned.

Will be sending the ACC letter regarding shutters and doors, mailboxes and general community quarterly billings as a first notice to cut down on the cost of individual letters.

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

Note: Regarding the POA's portion of expenditures for the front entrance, especially the cost for pine straw. Gary and Cillie met with K. Morgan to discuss what has been perceived as excess amounts of pine straw being used. The following explanation was shared with the BoD representatives.

- Links determines how the front entrance will be maintained.
- Local Golf Course Superintendent is told by Links exactly what and how things will be done, i.e how much pine straw will be used for the front entrance.
- Local Golf Course Superintendent is told what flowers will be planted and where they will be planted, i.e annuals will be planted in front of the Eagle's Pointe signage. We did get an agreement that some different flowers will be used and the signage will be made more visible.

It is the intent of Links to maintain the entrance in the best condition possible so that it is attractive and inviting to potential golfers.

Note: As for the question by one home owner regarding better lighting at the front entrance. This issue will be addressed by Ray in the next newsletter.

Management Report:

1. Collins Construction was given the contract to repair the hole in the road between Nos. 8 & 10 Muirfield Drive. They have been working on it; the hole has a large metal plate over it as well as three orange cones. Once Collins is sure they fixed the problem the hole will be completely filled and the asphalt paving will be replaced.

Note: BoD member Gary spoke with one of the workers regarding the problem with fixing the sink hole the first time out. Apparently, the hole was back filled with some wet dirt which might have caused some air pockets. The second fix was done with new dry dirt. The dirt was then completely compacted and allowed to settle. Once it settles and it looks ok then it will be filled in with the asphalt.

Note: Received call from Collins Construction seeking a partial payment of \$5000.00. Management told Collins Construction that approval of the BoD was required prior to cutting the check.

Motion was made make partial payment of \$5000.00 to Collins for work completed. Motion was seconded and unanimously approved.

2. On May 16, Mr. Maiden was sent a letter requesting a copy of his certificate of insurance, workers comp. references and a signed W-9 before the BoD could consider his proposal to repair the hole in the road on Muirfield Drive.
3. Tillotson Plumbing had to repair a broken flush handle on one of the toilets in the lady's bathroom.
4. Robert spoke to Brian of Total Lawn Care yesterday (6/11/08). All the battery operated clocks are in. Brian informed Management that all battery operated clocks for the common areas would be installed by 6/12/2008. Regarding Managements request on May 16th to K. Morgan regarding the possibility of somehow securing the clocks, the BoD decided as indicated in the note below.

Note: Clocks can be secured with a plastic box for \$25/per or with a metal box and key for \$100/per. Due to the fact that we have had no known problem with vandalism regarding these clocks it was decided to table this possible expense at this time.

5. Management has not received bills from BJWSA since the last meeting: therefore, we have no way of knowing what the water usage was. Since the battery operated clocks were not in we assume the bills once received will be on the low end.
6. On 6/4/08, Estate Management notified Management that they were pulling the small fountain and would be sending it off for repair. They expect it would take two to three weeks before they get it back.
7. There are 18 out of 249 owners on the aged receivables. Seven (7) owe the 2nd qtr. (4/1 – 6/30-08) plus late fees and finance charges. Two (2) have liens, two (2) owe for mailboxes, four (4) owe late fees, and one (1) owes a fine and 2nd qtr. One (1) owes attorney fee for demand ltr. And one (1) owes for governing documents.
8. Management was in the development during the month of May on the 8th, 15th, 26th and 28th.
9. There were no closings in May. No. 4 Royal Bay Circle is scheduled to close on 7/3/08.
10. Last month Management received a bid from TLC to remove the dead palmetto at Killarney Circle without damaging the existing flowers and place pine straw where it was for \$100.00. Authorization was given to TLC to remove the dead palmetto on June 11th.

TLC (Brian) stated the dead palmetto will be removed on 6/13/08 and the pine straw will be layed where the tree was.

11. On May 16th Management e-mailed K. Morgan and asked that he have his people inspect the bulkhead and the bridge around the lake. He was directed to repair any minor maintenance problems and report any major problems to Management. As of today 6/12/08, Management has not received any reports from K. Morgan of any major problems.
12. On May 16th, Management e-mailed K. Morgan regarding the previous sink hole in the front yard of 57 Stratford, aka lot 193.
13. Yesterday, 6/11/08, Management received an e-mail from an owner, regarding the condition of the pool. Plantation Pool was notified. R. Bundy & John Holmes (owner of pool company) inspected the pool on 6/11/08. The dark stains around the edge and on the cool decking was confirmed and Plantation Pool will be addressing the issue by power washing the needed areas. In January of 2008, Plantation Pool suggested that we might want to have the pool deck cleaned, the cracks repaired and the entire deck sealed. The BoD at the time voted to delay this expense until 2009 at which time the budget will reflect this expense. It is estimated that this expense will be in the vicinity of \$10,000.00. The Board will consider placing the repairs to the decking in the 2009 budget.

BoD action items:

Various ACC requirements.

Color chart and approval of Shutter letter which will be mailed with quarterly statements.

Committee Reports:

ACC:

See minutes from June 9, 2008 meeting.

Reviewed Shutter letter to be sent to each home owner with quarterly billing.

Beautification:

The Pallo's at 14 Muirfield Drive are the first winners of the best yard of the month award. The award will be given monthly through September.

Infrastructure:

Reviewed Lake Project – still planning on scheduling a meeting with Total Lawn Care.

Ray and Gary to inspect the bulk head.

Safety & Security:

Ray showed the other Board members a copy of the form that will be used for notifying home owners when they are in violation of one of the safety regulations. J. Cutshall is patrolling the neighborhood at various hours. Ray and Joe have made personal visits to several owners regarding concerns.

Still would like to solicit additional help for this committee.

Social:

No updates.

Communications:

No updates.

Welcome & Recreation:

No updates.

Old Business:

None

New Business:

Several items from the community meeting were discussed:

The BoD will again look into going to one trash hauler for the community. One issue that might need to be addressed is the possibility of getting a second days pick up if some home owners require it.

The possibility of a security gate at the entrance was mentioned. The last study was not received favorably and never really made it very far due to the potential cost.

Note: Eagle's Pointe was initially approved by the County as a non gated community. We would need approval if we actually had enough support to become gated.

Question from home owner about why the covenants regarding commercial vehicles are not being enforced was asked at the community meeting. This item will be sent to the ACC for their review of the issue and recommendation on how to handle.

Question from home owner about what can be done about multiple families dwelling in single family homes (in some cases these are rentals) was asked at the community meeting. This item was discussed and the BoD has no answer to this question at this time. Some investigating regarding government regulations will be attempted.

It has been suggested that non residence are using the pool. The current badge system does not seem to be doing the job it was intended to do. The BoD agreed to try a new system. Management has been asked to investigate purchasing rubber wrist bands with Eagle's Pointe and a serial number imprinted on them. Each family will receive two and must have them visible when using the pool. If wrist bands are not visible or available the individual will be asked to leave the pool area. A sign indicating the need for the ID band will also be posted at the pool. Note: Several residents have noticed people leaving the pool area and leaving the development entirely.

Motion was made to adjourn the meeting. The motion was seconded and unanimously approved.

The meeting was adjourned at 5:55PM.

The next meeting will be July 10, 2008 at 3:30PM at the EP Community Room.