

BOARD OF DIRECTORS MEETING
July 10, 2008

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on July 10, 2008, at 3:31PM. Present were Gary Bailey, Celia Beauchamp, Joe Pantano, Kathy Bundy and Robert Bundy. Dan Wilbert arrived approximately 3:45PM.

Ray introduced Mr. Carson, homeowner, who asked to present some concerns to the BoD regarding the conditions of the pool. Mr. Carson expressed his concerns over the following:

1. Overall condition of the pool deck(surface).

Mr. Carson's concern was that due to wear the deck was retaining dirt and mud. Mr. Carson recognized that power washing would probably enhance the degradation of the deck further so he suggested that the Board look into having it hosed and scrubbed.

Action: The Board agreed to do this.

2. Film what looks like a bath tube ring around on the tiles around the pool.

Mark will come off with some rubbing. Can Board look into have the this done.

Action: Board agreed to look into having this done.

3. Concern that with more use maybe the need for the level of chemicals being used needs to be increased.

Action: Board will look into the reports to insure that proper chemical level is being maintained.

It was noted that no other complaints have been received regarding these issues, however, the Board is cognizant that additional work needs to be done around the pool area.

Action: The Board has instructed Bundy Management to secure a minimum of three (3) bids to resurface the deck as well as to repair any other conditions required to bring the pool and the deck up to the required standards.

Note: This work will be included in the 2009 budget and will be completed in early 2009.

Revised minutes of the June 12, 2008 meeting were reviewed.

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

President's Report:

- Ray informed the Board that Mr. Klink, County Engineer, had informed him that on of the storm water
- monitoring stations was removed (believe it is the one that was on hole #6). Mr. Klink is to call Ray with the results of what was found as soon as he is made aware of them.
- The Sheriff's Dept. has acknowledged receipt of all required documents allowing them to patrol the Eagle's Pointe property. The Sheriff's Dept. has commenced patrolling the development and traffic laws will be enforced if they observe some one in violation of the law.

- The process for repair of the fountain for the lake will be outlined by Ray in the next newsletter. Ray will try to inform our residents as to the length of time it takes as well as the cost to repair these fountains.
- **The Annual Home Owners date has been finalized for Thursday, December 4, 2008, at the Palmetto Electric Building. The meeting will start at 6:30PM and go until (PM if necessary).**
- Ray reviewed the letter received from Estes Law Firm, our Attorney, informing us of the new pricing (rate) schedule.
- Still working with Robert Miller of Kemper Sports to have some of the reserve fund monies placed in better yielding CD's.
- A home owner has inquired as to the status of the new "curb your pet" signs.
- Note: The remaining signs will be placed ASAP.

Treasurers Report:

- With the exception of the Electrical costs, the Year to Date Budget vs. the Year to Date expenditures are in line.
- Invoices received for the second quarter were reviewed.
- Invoice for \$3,339.89 received from Links for front entrance maintenance, materials and labor, as well as the POA's portion of Palmetto electric bill and miscellaneous charges.
- Invoice for \$2,753.00 received for second quarter Road Reserve fund.
- Invoice for \$4,095.00 received from Thomas & Hutton.
- **Motion was made to accept and pay invoices as received. Motion was seconded and unanimously approved.**
- With the exception of Electrical costs, the Year to Date Budget vs. the Year to Date Expenditures are in line.
- **Motion was made to accept the Treasurers report. Motion was seconded and unanimously approved.**

Management Report:

1. Collins Construction completed the repairs to the road between 8 & 10 Muirfield. Balance of invoice due was paid.
2. Estate Management reported that the small fountain has been fixed and is being shipped back to them on July 11, 2008. They are expecting to receive it by the end of the following week. Management asked the question, "is it safe to assume that the fountain will be installed the week of the 21st?"
3. During R. Bundy's last inspection, he noted that the lagoon water quality appeared to be good.
4. The last time R. Bundy checked the well feeding the lagoon it was still running and putting water into the lagoon.
5. As of June 5, 2008, the bills from BJWSA indicate that the Forest Hills and Model Cul-de-sac areas are using more water than the original projections while the remaining areas are using less. Management has asked TLC to look into these two areas to see if there is a problem.

6. Since our last meeting Management received another complaint from the same owner regarding the pool. Management has not received any complaints from other owners, nor have they had any bad reports from DHEC.
Note: These items were addressed and resolved after Mr. Carson appeared before the Board earlier.
7. There were 14 out of 249 owners on the aged receivables as of 6/30/08. Six (6) owe the 2nd quarter (4/1/08 thru 6/30/08) plus late fees and finance charges. Two (2) have liens, one (1) owes for attorney fee for demand letter and rest owe less than \$50/per.
8. Management was in the development during the month of June on the 4th, 11th, 12th and 17th.
9. There were no closings in June. Management received two (2) new owner fees this month: 4 Royal Bay Circle which closed on 7/4/08 (Jacobs to Capozzola) and 32 Muirfield Dr. closed on 7/1/08 (Aunapu to Lawson).
10. TLC has removed the dead Palmetto Tree from Killarney Circle common area. Pine straw was placed over the area where the tree was.

Board of Director Action needed:

I. ACC requirements from July meeting minutes:

1. Deadline passed for home owners who must trim palm trees. Management to send letters.
2. 28 Muirfield Drive – yard maintenance
3. 121 Muirfield Drive – yard maintenance
4. 41 Stratford – yard maintenance / no copy of lease
5. 10 Stockton Lane – garbage can violation

II. Links Corp Quarterly Invoice Was approved during Treasurers portion of the meeting.

III. Wrist Bands for pool Discussion held during Old Business portion of meeting.

Committee Reports:

ACC:

See minutes from July 7, 2008 meeting.

Beautification:

The Chiles' at 1 Eagle's Pointe Circle are the July winners of the best yard of the month award.

Infrastructure:

Meeting with Total Lawn Care still needs to be scheduled to review condition of the bulkhead.

Safety & Security:

New Safety Director continues to patrol for parking and other violations.

Social:

No updates.

Communications:

No updates.

Welcome & Recreation:

No updates.

Old Business:

New ID bands to be used by residents when using the pool was discussed at length. It was decided that a cost would be obtained to purchase 1000 new rubber band style id bracelets for implementation by the start of the 2009 pool season. This action is being necessitated because too many non-residents are using the pool. Residents will be required to have the id bracelets at all times when using the pool. Failure to have the id will be reason to ask the person or persons to leave.

New Business:

- A draft to implement volunteer appreciation awards was reviewed. The draft was accepted and will be put in the next newsletter explaining the process. Eligibility and how to nominate someone will all be explained. The BoD is hoping to make the first awards at this year's annual home owners meeting.
- A meeting with Links has been requested to discuss the deteriorating condition of some sections of Eagle's Pointe Drive roadway. It is hoped that some proper patchwork can help preserve the road.
- It was suggested that converting the gate at the pool to a coded entry such as the bathrooms might be one method of eliminating non residents from entering the pool area. A cost to do this will be looked at.
- A suggestion to use postcards to notify residents of violations as a method of reducing postage cost was made. It was decided that this might be a violation of one's privacy, therefore we will stay with the current means of notifying residents of rules violations.
- Note:
- Members of the Board spoke to Kevin about the front entrance. Several suggestions were made in regard to adding some color and to maybe add some pine straw or mulch around the guard shack area. Kevin will look into our request.
- A meeting with Mr. Miller of Links will be requested to go over some concerns that the residents have concerning the upkeep of the lagoons, front entrance and front road. The BoD's position is, if Eagle's Pointe Golf Course is meeting its budget then these budgeted items (such as spraying the lagoons) should be maintained. The BoD's feel that cutbacks on the golf course should not affect the overall property values of Eagle's Pointe.

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

The meeting was adjourned at 6PM.

The next meeting will be August 13, 2008 at 3:30PM at the EP Community Room.