

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 13, 2008

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on August 13, 2008, at 3:30PM. Present were Celia Beauchamp, Joe Pantano, Kathy Bundy and Robert Bundy.

Absent: Gary Bailey and Dan Wilbert

Minutes of the July 10, 2008 meeting were reviewed and corrected.

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

President's Report:

- Reviewed the egging of 95 Muirfield. This has been the only house to have reported this problem. Russell Evans was called to clean and he informed us that it was not bad and he would take care of it.
- Ray inquired if anyone on the Board knew about a second entrance for Eagle's Pointe as was mentioned in the "Vox" section of Bluffton Today. No one including Management had any knowledge of this.
- Ray reported that Kemper Sports, Mr. Keith Bode, confirmed that some of the POA's portion of the front entrance reserve fund monies will be put into a CD. Mr. Miller also of Kemper has also made this request on behalf of the POA. Management has not heard from Kemper regarding this issue and Ray will follow up once again.
- Quotes for the work at the pool were discussed. Robert Bundy reviewed in detail both quotes and described in detail what work each quote would include. The cost to complete this work will be included in the 2009 budget. It was also decided to have Management seek county approval to have the tree that is causing the damage be cut down. Since this is a live tree the possibility of this is now very high.

NOTE: More on this subject is detailed in Managements section of these minutes. Also, Management is expecting to receive two more quotes.

- Ray reminded everyone that the next community meeting is still scheduled for September 8, 2008, and will be held at the Pavilion starting at 6:30PM.

Treasurers Report:

The POA is still in a good financial position. Areas still being monitored are:

1. Electricity at the recreation area
2. Office supplies
3. Insurance

Year to Date Budget vs. Year to Date expenditures are still in line.

Motion to accept Treasurers report was made. Motion was seconded and unanimously approved.

Management Report:

1. Management has contacted Triple A Locks, the same company who installed the locks on the bathroom doors and asked them to look at the gates leading to the pool area and give us a proposal for a lock

similar to the ones on the bathroom doors. As of today, (8/13/08) Monty with Triple A has not gotten back to us.

2. Estate Management has reinstalled the small fountain in the lagoon. During Managements on site visit the fountain was working.
3. As of 7/3/08, the bills from BJWS&A indicate water usage as follows: none at Forest Hills, Muirfield Eyebrow used 10X what the projected (Kevin has been asked to look into this), Royal Bay Circle & Model Cul-de-sac slightly over original projections, Glen Lake, Berkshire Circle & St. George Circle are slightly under the original projections and Killarney is just over one half of original projection.
4. Management has requested bids from three (3) other sources for refurbishing the cool deck at the pool. Besides Plantation Pool's quote we have received one other quote at this time from Creative Pools. Management has followed up with the other two companies and they both promised to submit bids.
5. During an inspection of a representative of Creative Pools it was discovered that there is a problem caused by tree roots and for this reason there is additional work which is needed at the pool. Creative Pools bid to do the work is \$16,600.00. Plantation Pools bid to do the work is \$16,090.00. Copies of both specs are available for review.
6. Management asked for a quote to broom clean the deck around the pool. Mona was contacted by voice mail after the last BOD meeting and was contacted again today (8/13/08). Still have received no response. Two other companies that do general repair and maintenance were asked for their quote to clean the deck. One, M. Harmon quoted \$500.00. The BOD has decided to hold off on doing this work since it can be addressed when the major overhaul project is addressed at the start of 2009.
7. On 7/14/08 Management sent to and copied the Board a request to Plantation Pools to "scrub the tiles at the end and above the water lines and scrub the cool deck from the area around the lip down to the tile at the water line, every Monday, during the swim season." Gloria the representative of Plantation Pool e-mailed back and said that they would do it on Thursday's because of scheduling.
8. There are 30 out of 249 owners on the aged receivables as of today (8/13/08). Thirteen owe the 3rd quarter (7/1/08-9/30/08) plus late fees and finance charges. Two have liens, 2 owe fines and 3rd quarter fees, one owes for attorney fees for demand letter plus 3rd quarter fees and the rest owe less than \$100.00.
9. Management was in the development during the month of July on the 1st, 10th, 22nd, and 30th.
10. There were two closings in July: 4 Royal Bay Circle closed on 7/4/08 (Jacobs to Capozzola) and 32 Muirfield Drive closed 7/1/08 (Aunapu to Lawson).
11. Another small sink hole was discovered by the drainage sewer by 22 Muirfield Drive. This sink hole was reported to golf course personnel and was addressed by them. Sink hole is fixed.

BOD Action items:

1. Various ACC requirements from ACC August maintenance concerns.
2. 121 Muirfield, owners moved and now owe fees 2 quarters plus yard needs work.
3. Wrist bands.

Additional Discussion Items:

Also discussed were service contracts for the 2009 budget year. It was agreed that if any service contractor gives carryover pricing and his services meet our specifications that we would continue with the contract. If

however a service contractor has indicated that a price increase would be coming than it was agreed that we would go out and requests new quotes for the work. It was also agreed upon that the lawn care and common grounds contract should have a specification calling for tree trimming and dead branch removal added.

The subject of what to do should a home owner want to opt out of having a mailbox because he uses a PO Box to receive his or her mail. The consensus is that:

for uniformity in the development

for the need of a mail cubby hole for literature such as the community newsletter

for an easier transition if home is sold

All homes sites will have a functioning mailbox in place.

It was also decided that each quarterly mailing will include a seasonal (power washing) or special project (painting of shutters) reminder letter to let home owners know what they need to be looking at around their properties. This letter will be consider a first reminder for everyone and those found to be in non compliance will be at step two of the “notice of violation process.”

Committee Reports:

ACC:

1. See minutes from Chairperson.
2. Ray also discussed the fact that he has received several calls asking, “what is the Board doing about home owners who are violating the rules?” Ray stated that he reviewed the process that the Board must follow regarding these violations. He assured the callers that action when appropriate action is being taken.
3. Finally, it was suggested that a better method of keeping up with violations was needed. A suggestion was made to look at going to a three part form that the ACC can use when doing its’ inspection. They can fill out the three (3) part form which will list the violation found. Part 1 of the form can be left at the home which can also serve as the first notification, part 2 can be filed by Management and part 3 can be filed by the ACC. Both parts 2 and 3 can then be used for follow up.

Beautification:

Current winner of Yard of the Month for August was Robert Kocher & Betty Craig of 3 Muirfield Drive. Many more yards are looking good.

Infrastructure:

1. Still need to schedule meeting with Kevin to review status of the Lake project.
2. Ray will also schedule a meeting with Kevin to discuss fixing the big pot hole at the corner of Stratford and Eagle’s Pointe Drive. The pot hole is getting larger and needs to be fixed. Ray will also discuss the possibility of doing some patch work maintenance all along Eagle’s Pointe Drive.

Safety & Security:

Chairperson Joe Cutshall is doing a good job and has stepped up notifying people of their violations.

Social:

Update was handled in the recent newsletter.

Communications:

This quarters edition of the newsletter was published and distributed during the week of 8/11.

Welcome & Recreation:

Update was handled in recent newsletter.

Old Business:

Wrist bands for next summers identification for pool users was reviewed. Quote and design was reviewed and approved.

Motion was made to accept quote and design and to move forward with this item. Motion was seconded and passed unanimously.

New Business:

1. Article for submission of Nominations for outstanding volunteers was discussed. It is hoped that others in the community will recognize the great work some of neighbors contribute to making this a great community and will submit names for consideration to be recognized.
2. It was also suggested that the Board look into having some refreshments and door prizes for this years annual home owners meeting in December.
3. Need to do some preliminary work to get details for going to a single trash hauler. The proposal calls for the POA to pay the quarterly fee with the fees being added to the quarterly assessment.
4. Need to have the 2009 budget ready by the end of October. Management will notify each Committee Chair to submit their budgets by the end of September. A working meeting of the Board will be scheduled for September.

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

The meeting was adjourned at 5:30PM.

The next meeting will be Sep 11, 2008 at 3:30PM at the EP Community Room.