

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2010**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on January 14, 2010, at 3:30PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilbert, Ray Schurgot, Bob Bundy (Sitting in for Kathy & Robert Bundy). At the invitation of the Board Tony DiGesù sat in as an observer.

Minutes of the draft of the annual home owners December, 2009, meeting were reviewed. These minutes will be posted on the web as a draft until the annual meeting held in December.

President's Report:

***The proposed meeting schedule for 2010:**

Jan 14	Apr 15	Jul 15	Oct 14
Feb 18	May 13	Aug 12	Nov 11
Mar 11	Jun 17 (1)	Sep 16	Dec 6 (Annual meeting)

1. Meeting date needs to be changed - Management out of town, will notify of alternative date.

***The proposed Quarterly Community Meeting Schedule for 2010:**

Mar 8th	Jun 14th	Sep 13th
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***Updates on Carryover issues from 2009:**

- (1) Storm Water Monitoring: It was reported by Ray that a letter has been received from Mr. Klink of the County Engineering Office advising Eagle's Pointe that we could dispense with a number of the tests currently being performed. The letter stated that the only remaining concern was the amount of copper in the water and it was requested that this test be continued. A copy of this letter was sent to the Eagle's Pointe POA Attorney for her interpretation. Letter received from her coincides with the Board's interpretation that we can dispense with most of the testing. This information was passed on to the Golf course representative because the water monitoring includes the golf course as the primary contact with Thomas & Hutton. Kevin Morgan has sent the letter to his home office for their interpretation. As soon as we hear back we will be able to cease spending the monies budgeted for this testing. Ray will follow up with the Golf Course. The Board asked Ray to let Kevin know that if the golf course is not timely in stopping the testing, EP POA will not continue to pay for unnecessary water testing.
- (2) There continues to be concerns with the lack of tickets issued by Coastal Security. Joe requested that Management set up a meeting with the owner just to see if we can resolve the Boards concerns.
- (3) The Board has been advised that the Joint Front Entrance Reserve Account held with the golf course is being transferred to the local BB&T bank. As soon as the new paperwork is received and the monies are transferred to an interest bearing account the Board will authorize our Management company to transfer the monies held in a special reserve account be added to the new account.

***Status of the locking system for the Pavilion restrooms:**

Due to the continued problems with the current restroom locking systems and the inability to find anyone who could determine how to fix the system it was decided to look into a new system. A representative from Custom Security met with Joe Pantano, Gary Bailey & Ray Schurgot of the Board and recommended a new system that is much more user friendly and will be much easier to maintain. The new system incorporates more updated technology and the

installer can be placed on a retainer (service contract) for a minimum of five (5) years to insure that the system will be kept up.

Four (4) options were reviewed and the costs associated with each were reviewed. Details of how the new system would work and what the upkeep would be were also reviewed. It was decided that the most cost effective way to go would be to, do a five year lease of the system at a cost of \$2826.00 to lease, \$660.00 for the service contract and \$600.00 for the proximity cards for the users. This amounted to a total expenditure of \$4086 for the first year with a \$660.00 fee for the next four years. It was also decided that each home will be issued one card and if they desire additional cards they can be purchased by the owner for a small fee.

A motion to accept the option explained was made, seconded and unanimously approved.

***Projects for Board Consideration for 2010:**

- Painting and/or replacement of stop signs.
Management asked to get cost to replace/repair.
- Replacement and additional curb your pet signs.
Management asked to get cost to on more signs. Need to determine how many are needed.
- Camera at the front entrance.
Reviewed cost to install new cameras at front entrance. Will look at again later in the year.
- Mailboxes (survey community to have POA take over responsibility for the upkeep).
Will present idea to the community at the March community meeting.
Will send survey and ask community to select from two choices with June billing.
Will shoot for installation in fall.
Will study cost and how to fund.
- New furniture for the pavilion.
Will ask pool/pavilion cleaning co. to survey equipment at start season to determine need.
- Clean out storage area.
Joe will ask for volunteers to help with this.
- Animal control (specifically curb your dog).
Will put article in Eagle's Eye along with letter to the Editor.

***New Items:**

- Leaks at pavilion (water cooler by women's restroom and sink in pavilion).
Plumber due on site week of 1/18 to repair.
- Realtors Open House held on 3rd Thursday of each month.
Management to check on this and let Board know when it happens & if we can be notified.
- Also need to mark water turn off valves so they can be found.
Will ask plumber to make a schematic of where all turn valves are located for future need and post it in the storage room at the pool.
- Board member committee assignments will not be used this year. Committees can direct problems to the Board directly.
- Notification to ACC of Board action on citations issued by ACC needs resolution.
Item still open.

Treasurers Report:

*Unused portion of 2009 Budget will be transferred to the reserve fund and \$10,000.00 of the Hargray incentive money will be placed in the road reserve account.

*Reviewed open invoices.

Motion to approve and pay all open invoices was made, seconded and unanimously approved.

Management Report:

1. The last two water bills received from BJWSA showed that we are being charged the minimum on all water meters except the pool complex. The pool complex was \$104.77 for December and \$339.36 for November.

2. Management confirmed with Plantation Pool that the hole in the bottom of the pool would be patched prior to this years swim season.

3. Management contracted to have the backflow preventer device at Eagle's Pointe Circle tested as required by BJWSA. We received notice that the device failed with a request to replace it. This request was forwarded to the Board with a recommendation to wait and see what another firm had to say about the device.

4. Management requested bids from two different security companies to provide security to the association, both companies declined to bid. Management is continuing to look for additional companies to seek bids from.

5. Kevin Morgan with Total Lawn Care was notified of the Board's decision to continue with TLC for 2010.

6. Management asked Total Lawn Care to make sure the drains behind 16,20 and 142 Muirfield and behind 12 and 14 St. George Circle are cleared of debris. As of 1-11-10 this was done and they are cleared.

7. The catch basin across from 3 Mulligan and behind 51 Muirfield is losing dirt around the top again. Management contacted TLC and asked that they repair and fill it in.

8. Rod Tillison with Tillison Plumbing turned the water off to the lady's water cooler at the pavilion and the outside sink on Sunday the 9th. He is to make the necessary repairs the week of 1/11/2010.

9. At year end there were 19 home owners on the aged receivables list.

A. Eight (8) owners took advantage of paying their past due by 12/31/2009 and having late fees and fines removed.

B. Three (3) houses are in foreclosure and their assessments/fines and late fees have been written off in 2009. If the assessments are collected they will be added back in 2010 as income.

C. Three (3) home owners who have made arrangements to make payments to avoid lien's have reneged on their commitments. The Board gave Management directions on how these owners will be notified and their indebtedness resolved.

D. There are three (3) homes with liens.

E. There are three (3) homes in foreclosure.

F. There is one (1) home owned by a bank.

10. There were no closings during December. For the year 2009, there were a total of 17 closings.

11. Management was in the development during the month of November on the 2nd, 9th, 12th and 18th.

12. Management was in the development during the month of December on the 1st, 7th and 15th.

13. Management forwarded to the Board the monthly report from Coastal Security.

Committee Reports:

ACC:

No meeting held in January.

Beautification:

Lynn Cutshall has now taken over the chairpersons position. No meeting held in January.

Infrastructure:

This committee has been discontinued do to lack of volunteer response. The Board will handle.

Safety & Security:

No updates.

Social:

No updates.

Communications:

No updates.

Welcome & Recreation:

No updates.

Old Business:

New Business:

*A request was made of Management to revise the community directory. The Board would like all home owners listed on the primary line. Any home being rented should have a second indented line showing the renter and the leasing company. This will make it easier for the Board to know which homes are rentals and who is renting. Also will allow us to insure that all owners and their rental companies are following the rental regulations.

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

The meeting was adjourned at 4:59PM.

The next meeting will be Feb 18, 2010 at 3:30PM at the EP Community Room.