

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 18, 2010**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on February 18, 2010, at 3:30PM. Present were Gary Bailey, Ray Schurgot, Kathy Bundy and Robert Bundy.

Absent: Celia Beauchamp and Dan Wilbert

Minutes of the January, 14, 2010, meeting were reviewed, corrected. Motion to approve was made, seconded and unanimously approved.

President's Report:

1. Reviewed the discussion from the meeting with the County and Golf Course representative regarding the status of the storm water monitoring testing. Briefly, we can reduce most of the testing that will bring the total cost down from \$28K to \$18K. This is still too high as far as all parties are concerned. Therefore, the County will set up a meeting with GEL sometime in March to determine if someone can be trained to get test samples the first three days and have the GEL rep only have to make one trip rather than four. This could save additional dollars.

Note: Received a call from K. Morgan (EPGC rep) with an update on the storm water testing.

- **K. Morgan met with GEL and they have indicated that someone can be trained to collect the water samples.**
- **They also indicated that the samples must be sent to the lab the same day they are collected. This will require some type of courier to take the samples.**
- **This should reduce the overall cost (35% for the POA) from 28K down to 18K/22K down to an estimated 11K/13K. This will be put into place as soon as possible.**
- **K. Morgan indicated that he will send written notification to Thomas & Hutton to immediately stop the Bendix test which at this time is approximately one-third of the cost.**

Management will contact the County (Mr. Dan Polk) to see if we can get maps of the water table and see if we can determine exactly where the water flows from and to.

2. The investigation on who owns Eagle's Pointe Drive, the Golf Course or the POA is ongoing and will not be settled without much more work. As far as can be determined the Golf Course might have ownership based on the wording in the deed documents. It appears that the road was deeded over to the course when they purchased the golf course with an easement to the road granted to the POA. The reading of the documents and the interpretation of such is very tedious and requires more legal knowledge than is presently available. It is possible that if we want to pursue this further we may have to hire legal help.

3. Currently 11.3% of the homes in Eagle's Pointe are rentals. This is of concern and can lead to some undesirable circumstance. For instance, reclassification of the properties in this community by mortgage companies can make it more difficult for potential buyers to secure loans etc. Also, insurance rates can be affected. These are situations that have been brought to our attention and need to be investigated.

4. The new security system has been installed at the pavilion. A letter drafted by the Board will be mailed to all homes with the second quarter billing informing them of the change along with

the rules governing the use of the restrooms. At the March meeting we will determine dates to pass out new access cards.

Treasurers Report:

1. January financials looked okay with nothing showing out of the ordinary. Receivables still appear to be a concern.

Management Report:

1. Management contracted with another plumber who was able to repair the backflow preventer device at Eagle's Pointe Circle so that it passed BJWSA test.

2. As of 2/18 Management has not been able to find another security company to provide service to Eagle's Pointe.

3. Kevin Morgan with TLC was asked to repair two drains in the walkway around the lake.

4. Management asked TLC to make sure the drain behind 12 Kilarney Circle was open. This was done due to a home owner complaint about water pooling in the area.

5. TLC had to again patch the area around the catch basin across from 3 Mulligan & behind 51 Muirfield as it was losing dirt around the top. The area will continue to be monitored.

6. Rod Tillison of Tillison Plumbing has not made the repairs to the leaks we had earlier at the pavilion. The water has been turned off and Management will follow up on this required repair.

7. Per the Board's request Management as well as EYE FOR DETAIL (sign company) made a list of traffic signs in Eagle's Pointe that needed attention. Two quotes were prepared, one based on Managements review and one based on the manager of the sign company and presented to Management for the Board's review.

A motion to accept the lower quote (\$1,036.00) based on Managements recommendations was made, seconded and approved.

8. Management (Robert) copied the President on all the deeds that could be found dealing with the ownership and/or transfer of Eagle's Pointe Drive. (This is in reference to item 2 of the Presidents report.)

9. Estate Management notified Management by letter that the EPA is planning some changes that may effect them and possibly Eagle's Pointe. Details at this time are still unclear.

10. Management received two (2) bids to purchase more "Please be considerate of others" signs. Quotes have been sent to the Board and were as follows: SIGNSNOW who made the signs in the past quoted \$360.00 for ten (10) and \$499.25 for twenty five (25) and EYE FOR DETAIL quoted \$300.00 for ten (10) and \$550.00 for twenty five (25).

A motion to accept the quote from Eye for Detail was made, seconded and approved.

11. As of 2/18/2010 there were thirty six (36) owners on the receivables. Twenty two (22) owe the current quarter or less. Fourteen (14) owe greater than \$400.00.

Three (3) delinquency letters were sent.

Three (3) homes have liens.

Three (3) homes are in foreclosure

Three (3) have made payment arrangements

12. The home on 7 Abington Lane according to court documents appears to remain in the name of the previous owner. The Attorney who is handling this situation indicated that nothing regarding this house is final. We are not sure what that means.

13. There was one (1) closing in January (9 Mulligan Circle) which was then resold and closed on in February. Two (2) new owners fees were collected.

14. Management was in the development in the month of January on the 4th, 11th and 25th.

Committee Reports:

ACC:

Reviewed the list of citations and made recommendations. A memo will be sent to the Chair for her review.

Beautification:

No updates

Safety & Security:

A follow up call will be made to Coastal Security to see if there are other alternatives to reduce speeding, etc.

Social:

No updates.

Communications:

The next edition of the Eagle's Eye is scheduled for publication the first week of March. Hopefully all articles and entries will be in to Holly D. by her deadline of 2/21.

Welcome & Recreation:

No updates.

Old Business:

No items

New Business:

No items

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

The meeting was adjourned at 5:09 PM.

The next meeting will be Mar 11, 2010 at 3:30PM at the EP Community Room.