

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 11, 2010**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on March 11, 2010, at 3:10PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilbert, Ray Schurgot, Kathy Bundy & Robert Bundy.

Minutes of the February 18, 2010, meeting were reviewed. Motion to approve the minutes was made seconded and unanimously approved.

**President's Report:**

\*Briefly reviewed the status of who owns Eagle's Pointe Drive. Thus far many documents have been reviewed. The opinion at this time is that a document does exist that deeds the main road over to the golf course. However, members of the Board have decided to see if a meeting with the county attorney can be arranged to seek his interpretation of the documents. Therefore, the President will send an email to Jody Graham informing him of the following:

1. The POA Board will seek out the County Attorney for his guidance and interpretation of the documents.
2. The POA would like to know why Textron has not put one dollar in the road reserve account up to this point. The Board feels that the covenants indicate that monies from both entities are to be placed in the account. Therefore, it is felt that a good deal of interest has been lost and will be lost until the money is added to the account.
3. The POA Board would like to know when Textron will fix the clubhouse so that the members room can be turned over to the home owners same as they did at the Crescent.
4. Why is Textron not painting the members room and why are we getting all the old used rundown furniture from the Crescent?

This email will be sent within the next ten days.

\*Reviewed recent homeowner concerns regarding disturbance at midnight on March 8, 2010, on Muirfield Drive. Pictures of the tire marks left at the scene are on file.

\*It has been decided that due to many conflicts there will be no June BOD meeting.

\*It has been decided that the access cards for the bathrooms at the pavilion will be made available on Saturday, March 20<sup>th</sup> & 27<sup>th</sup> from 9 to 12 at the members room in the clubhouse.

\*Rental property cap – tabled until a later date.

\*Community Meeting Review:

A. Movement of stop sign at Muirfield & Eagle's Pointe Drive. (Or trim bushes at 1 Muirfield)

**Note: It was agreed to have the stop sign moved per the home owners recommendations.**

B. Sink hole by tennis courts needs to be addressed. Someone fell? Nothing ever reported.

**Note: TLC will be notified to come up with a permanent fix – some type of barrier. Until then a temporary barrier will be placed at the site.**

C. Continuous running of the pump at the lake. Does it need a service call?

**Note: Pump is designed to pump 20 out of 24 hours per day to insure that water levels at the lake are maintained.**

D. Notify golf course management of chemical leaks occurring from their maintenance vehicles.

**Note: Golf course management will be made aware of this concern,**

E. Is there a need for a two way traffic sign as you enter the development?

**Note: A sign will be placed at the entry of the development informing traffic entering the development that it is a two way traffic street.**

**A motion was made to have a sign made and installed. The motion was seconded and approved.**

F. Can Social Chair co-ordinate EP garage sale with Sun City so they don't conflict?

**Note: The home owner will coordinate with the social chair on future dates.**

G. Home owners were encouraged to send in letters to the editor with their comments and concerns. Only stipulation is they must sign their letters.

I. The idea of the POA taking over maintenance of mailboxes was presented. Most home owners were receptive. It was agreed that we would send out a survey with the June billing to get input and ideas from the community. It was also stated that a small fee could be added to cover the expense of doing this.

Note: I added items G and I. I forgot to mention at the meeting. Sorry.

\*The Hargray cook out is tentatively scheduled for September 6<sup>th</sup>.

\*The key pads on the bathroom doors will be replaced by keyed locks. A steel plate will also be installed to cover the hole that might be left.

#### **Treasurers Report:**

\*Legal fees YTD are already at \$347.50. Since we only budgeted \$500.00 in this account it is possible that we will go in the red in this account.

\*All other accounts are within budget at this time.

#### **Management Report:**

1. Management contacted the Wackenhut Corporation, a security company out of Columbia, SC and provided them with the EP security requirements, Sally Garshell with Wckenhut responded and it was forwarded to the Board.

2. Management spoke to Rod Tillison Plumbing and the repairs at the pavilion will be completed by the end of next week (3/16). Rod is also to quote a price to install a ball valve near the pavilion for future emergency.

3. Chris with Eye for Detail is to start work on the traffic signs this week. He also provided a quote to paint the "Please Be Considerate of Others Signs." He will paint old posts, attach the new sign (supplied by POA) and place in the ground. There are a total of 25 signs. **The cost will be \$375.**

**Note: This was rejected by the Board. A home owner has volunteered to do this project.**

4. Management has asked TLC to give us some recommendations on how to secure the drain in the area between the sidewalk next to the parking lot and the tennis courts.

5. The irrigation stations were off during the month of February. The irrigation will probably be turned on at the end of March depending on how much rain fall we get and what the temperatures do.

6. Management received an email from Dan Polk, Beaufort County, saying that he did not have a map/plat showing the water flow through Eagle's Pointe. He used an aerial photograph with notes based on his observations of how the water flowed.

7. Management met with J. Holmes of Plantation Pool and was assured by John that the hole will be patched and will be ready for the April 1 opening.

8. Regarding the concern about the lake pump running continuously. It does run approximately 20 out of 24 hours as it is putting water into the lake. In the past during a drought it was necessary to keep the water level up. It can be turned back off if required. The electricity for this site which also runs the fountain is approximately \$100.00 a month more than the fountain at the other end of the lake.

9. For reference, Management has copies of an old plat of the storm water master plan done by Thomas & Hutton and a letter and email regarding the lake. **Copies were handed out at the meeting.**

10. As of 3/10/2010:

1. There are 38 owners on the receivables list.
2. There are 13 that owe greater than \$400.00.
3. There were 3 delinquency letters were sent giving until 3/2/10 to make a payment or schedule payments before being sent to the attorney for a demand letter.
4. One home owner responded that he didn't know when he could make any payment.

If Board approves the demand letters will be sent to the attorney.

5. There are 2 homes in foreclosure.
6. There are 3 liens filed

11. Based on the court house records as of 2/16/2010, Susan Scott appears to still be the owner of record for 7 Abington Lane. The attorney handling this has indicated that nothing has been finalized regarding this property.

12. \*There was one closing in January, 9 Mulligan which was resold and closed again in February.

13. Management was in the development during the month of February on the 3<sup>rd</sup>, 8<sup>th</sup>, 17<sup>th</sup>, & 18<sup>th</sup>.

### **Committee Reports:**

#### **ACC:**

Reviewed committees recommendations for citations to be sent. Decisions on what Board decided will be emailed to committee.

#### **Beautification:**

No report

#### **Infrastructure:**

No report

#### **Safety & Security:**

No report

#### **Social:**

Garage sale is scheduled for Saturday, April 10<sup>th</sup>.

#### **Communications:**

No report

**Welcome & Recreation:**

No report

**Old Business:**

**New Business:**

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

The meeting was adjourned at 4:57PM.

The next meeting will be April 15, 2010 at 3:30PM at the EP Community Room.