

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2010

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on April 12, 2010, at 3:15PM. Present were Gary Bailey, Dan Wilbert, Ray Schurgot, Kathy Bundy & Robert Bundy.

Absent: Celia Beauchamp

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

President's Report:

A. Front Entrance Road:

No resolution on this item. Still need (Joe) to contact the Beaufort County Attorney to seek his input on legality of the golf course having ownership to the front entrance road. It is also possible that the same question will be addressed to the Secretary of State who has control over community covenants, etc.

B. Quarterly fees to Textron:

It was agreed by all members present that we will continue to place quarterly fee into the separate CD account. An email will be sent to Jody Graham explaining our position to continue with the separate account until we can clear things up with the county attorney. Also, it will be stated that we think Textron should be putting money into the account as well.

C. Coastal Security:

1. Do we continue with this service or not? Some tickets have been issued and maybe this will have some positive affect on the speeding.
2. A suggestion to go to using the two (2) part patrolman for two (2) eight (8) hour shifts was made as a possibility to enhance awareness. The members present agreed to try this for one or two months and see what the results are. After this new trial period the Board will re-evaluate the next step. Management will contact Coastal to set this up.

D: Custom Security:

1. Over 100 access cards have been issued and activated. Also, we have sold sixteen (16) additional cards.
2. Received a quote to add the access system for pool entry. Quote was a bit more than anticipated. Therefore, it is recommended that representatives of the Board meet with Custom Security to review in detail what they are proposing and to see if there is any possible way to reduce the cost. Also, why two separate service fees if we are tying into the existing system? A call to Bob All of Custom will be made to set up a meeting.

E. Residential Parking at the Pool:

We will investigate putting some resident only parking signs at the pool. When the course is very crowded all the parking spots which access the pool are usually taken. Golf course management was asked if they had any problem with this. They responded no. Management (Bundy) will get a quote on a couple of signs.

G. Maintenance on Foreclosed homes:

Should we push for all foreclosed homes owned by the banks be maintained by the banks? Per Management, all we can do regarding getting paid is being done.

H. Miscellaneous:

1. Flyer for private swim lessons.

Note: Members present felt that since this was a service for community residents then we would agree to the flyers. The pool can only be used for lessons involving residents.

2. Clean out storage locker. Joe will get some volunteers.

3. Fans at pavilion – furthest from sink not working.

Note: Management will have LeGrande check on the fans.

4. Cut off valve for pavilion (see Management notes).

Note: Gary will work with resident who is a plumber to see if we are going in the right direction. If agreed the Robert will be notified to have Tillison Plumbing proceed with the fix.

Info:

Twenty-five of the H1N1 vaccines were given out at the clubhouse on March 27th.

Other:

Barking dog situation must be addressed. Two email complaints from home owners requesting help from the Board. Also, it was pointed out that this is a violation of the Design Standards.

Note: The Board members present voted to proceed with the next step in the process.

Treasurers Report:

A review of the financials through the month of March indicates nothing out of the ordinary, Accounts are within budget.

Management Report:

1. Rod Tillison of **Tillison Plumbing** reported that the repairs at the pavilion have been completed. Price to install a ball valve near the pavilion is \$250.00.

Note: Question was asked regarding the need to do this. Bottom line if there was a leak this would allow for the capability to turn the water off. It will be further investigated by a resident plumber and Board member and if they determine the need is justified then Management will be notified to proceed.

2. Chris with **Eye for Detail** has sent and it was forwarded to the Board a proof of the sign for the entrance road that indicates “Two Way Traffic” with arrows. Management will get a quote on this sign as well as the painting of a 50 to 100 foot double yellow line in the street. The golf course has agreed to pay half the bill.

Motion to accept this proposal was made, seconded and approved.

3. Management met with Chris Miller regarding the movement forward of two stop signs. Chris stated that they would move the signs. Management will follow up with them to see that it happens.

Note: Some of the wood backing on the post were completely rotted out and had to be replaced. This will add some additional cost to the project.

Note: The stop signs have been moved forward per resident request to get them closer to the corner for better visibility of on coming traffic.

4. John Holmes of Plantation Pool has met with Management and has come up with a way to stop the erosion around the drain between the tennis courts and side walk.

5. Management received and forwarded to the Board a quote to install similar locking gates into the pool area. The quote was for \$4,892.00 with a monthly service fee of \$44.00.

Note: A meeting will be set up with Bill All of Custom Security to review quote.

6. Management met with a representative of the owners of 140 Muirfield Drive regarding the standing water on their property. The representative stated that they would proceed with a French drain.
7. As of 3/31/2010, there were 24 owners on the receivables.
 - A. Ten (10) owe greater than \$400.
 - B. Demand letters were sent to two (2) homes.
(One owner has agreed to monthly payment plan and the second owner has made a lump sum payment).
 - C. Two (2) homes are in foreclosure but have not been taken over by the bank as of 3/31/2010.
 - D. Three (3) homes are in process of foreclosure with One (1) actually owned by the bank.
 - E. There are three (3) liens still outstanding.
8. There was one (1) closing in March – 20 Glenlake was sold to owners family.
9. Management was in the community during the month of March on the 1st, 4th, 8th, 10th, 11th 16th and 24th.

Committee Reports:

ACC:

Meeting to be held the evening of the 12th. Minutes will be forwarded and necessary action will be taken.

Beautification:

No report

Infrastructure:

No report

Safety & Security:

Issues discussed in Presidents report.

Social:

Garage sale was held on Saturday, April the 10th.

Communications:

No updates.

Welcome & Recreation:

No updates.

Old Business:

None

New Business:

None

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

The meeting was adjourned at 4:25PM.

The next meeting will be May 13, 2010 at 3:30PM at the EP Community Room.