

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2007**

The Eagle's Pointe Property Owners Association Board of Directors meeting was called to order by the President, Ray Schurgot, on November 15, 2007, at 3:33 PM. Present were Ray Schurgot, Cille Beauchamp, Gary Bailey, Kathy and Robert Bundy from our management company.

Review of the Minutes of October 11, 2007, Meeting:

The minutes were corrected and approved for release.

Total Lawn Care Report;

Brian Dougherty advised the common area's are being serviced as follows:

All circles are kept clean of debris every 2 weeks; Crepe myrtles are being trimmed. The water has been turned off for the season. Collection of pine straw in some areas and applied to the circles without additional charge. Fertilization will be scheduled twice per year, plus atrazine applied following the first frost for weed control.

Repair of some culverts that have sunk with dirt and sod

When performing service of common grounds, will check property at 6 Murfield which is presently in bankruptcy.

President's Report:

Approval of payment for completion of work at recreation area to C E Lowther of \$20,450. Total billing for contract was \$ 30,450. Final inspection was done by Management, Gary Bailey and Ray Schurgot . So carried.

Beaufort County is requesting installation of a continuous monitoring station on the property through Thomas & Hutton. Since we are presently testing, the consensus is that further testing and installation of a monitoring station is not necessary.

Format for the annual meeting:

Questions will be asked to be held until after the reports have been given

There will be handouts on budget given at the meeting

President's Report; Treasurer's Report; Committee Reports

Discussion on special assessment for our roads (Murfield, Stafford, Circles & cul- de sac's)

Treasurer's Report:

Report included all balances with uncollectables was given

The report was accepted and approved.

Management Report:

Delinquency report: There are 16 owners on the age receivables.

One owner still has mail box fine due

Four delinquency letters to owners who owe for 2 quarters. Two have not responded and will be turned over to our attorney for collection. There was one closing @ 55 Muirfield.

Annual meeting packages were mailed November 8, 2007.

Street signs have been cleaned, repaired & painted. Some of the wood & brackets had to be replaced.

Lake pump was repaired.

Committee reports:

Architectural Control Committee:

Committee requested fine of \$100 per week for work performed prior to approval by the ACC. This was not approved. Gary Bailey, as liaison, will review fine process with the ACC. Committee members disagree with the personal contact form. The ACC will be asked to submit a proposal to change the wording of the personal contact form for approval.

Effective 01/01/2008 the change in the design standards approved in October will be included in the quarterly bill mailings.

ACC requesting stop sign review (additional signs to be placed throughout property)

Violation letter requested to be sent to owner to remove fence (dog run) which was not approved.

Owner on Stafford advised home was power washed in February & September and has now received letter to have service performed again. Board liaison of ACC will inspect the property.

Beautification Committee:

No report

Infrastructure Committee:

Lake path has been scraped where water was collecting on the resurfaced portion. The 2008 Budget provides funds to finish resurfacing the last portion of the lake path.

Safety & Security Committee:

Periodically we will be issuing warnings & fines for parking & speeding. Request is being made to BCSO to have deputy randomly check for speeding

Social Committee:

Christmas party scheduled at the Aqua Grill

Communication Committee:

Newsletter will be completed and released in January, 2008. Will consider how often to publish the newsletter at the January, 2008 BOD meeting.

Welcome Committee & Recreation:

The front bulletin board has garnered many compliments.

Than Annual Meeting Notice will be posted

OLD BUSINESS:

None to report.

NEW BUSINESS:

No additional items at this time

The meeting was adjourned at 5:35 PM.

The next meeting has been scheduled for January 17, 2008 at 3:30 PM in the Owner's Room