

# **EAGLES'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING June 14, 2007**

The Eagles Pointe Property Owners Association Board of Directors meeting was called to order by President, Ray Schurgot, on June 14, 2007 at 3:40 P.M. Present were Ray Schurgot, Celia Beauchamp, Erin Nelson, Kathy Bundy, and Robert Bundy. Absent were Jim Morrison and Linda Lacy.

## **Minutes of May 17, 2007, Meeting**

Celia motioned to approve the minutes as read. Ray seconded the motion. The minutes were approved as read.

## **President's Report**

A review of the 2006 Annual Meeting Minutes was held.

Ray reported Jim Morrison will remain on the board until a replacement is selected as the board held accepting the resignation for the present time.

A discussion was held in regard to the neighborhood survey drafted by Linda. A meeting will be scheduled to discuss the survey in more depth as Ray and Cille feel some questions are mute due to causing the need for change in the covenants. Celia said that some people do not understand the developer created the covenants. The ACC sets the design standards. The covenants can not be changed according to Cille and Ray.

A discussion was held concerning an application to reserve the pavilion by homeowners.

A discussion was held concerning a homeowner's dog creating an excessive nuisance by barking. A letter would be sent fining the homeowner \$25/day for violations.

A discussion was held concerning the removal, cleaning, repainting and replacing of street signs. A bid has been received by a homeowner for \$2625.00. A second bid was received which needs clarification as to amount of total bid. Robert Bundy will get clarification. Erin motioned we get a third bid. Celia seconded motion.

A discussion was held concerning a property in foreclosure. Cille moved the POA repair the mailbox, power wash the home and keep up the lawn until home is sold. There was no second to motion.

## **Treasurers Report**

Celia reported she has reviewed expenditures through end of May, 2007. The treasurer's report was accepted.

Ray asked we obtain LinksCorp statement as the last statement received was 9/2006. Bundy Management will request quarterly statements be submitted with invoices. Celia requested a budget from Kevin to plan for 2007 budget. Celia requested the POA reserve the Palmetto Electric facility for the Eagle's Pointe Annual Homeowner's Meeting for December 6<sup>th</sup>.

A discussion was held in regard to obtaining budgets from all POA service providers to enable the Board to complete the 2007 budget.

## **Management Report**

**Delinquency Report:** There are 20 out of the 249 owners on the aged receivables. Two owners have fines. One owner has a lien. 2 owners owe 2 quarters and have been sent delinquency letters. 7 owe the current quarter plus late fees or less. One closing was held in May and 4 in June.

A fourth discussion was held in regard to the issuance of lock numbers to new residences. Ray will meet with Bundy Management to inquire on details of this project.

A discussion was held concerning drain pipes behind a home owner's home.

Management gave a report on the property. Of note, the Ladies Bathroom lock has not been returned from being sent for repair. Bundy Management will check the status of the repair. A discussion was held in regard to home owner's violations.

Robert, from Bundy Management, reported near 96 & 98 Muirfield, an animal appeared to have dug a hole under sidewalk. In addition, he is continuing to monitor the POA water usage.

A discussion was held concerning a home owner complaint's regarding a play tunnel at recreation area with bolts or screws that project and potential injury to children using tunnel.

A decision was made to continue to monitor the situation as the equipment passed governmental safety standards and no additional complaints have been received.

Management report was accepted.

## **Committee Reports**

### **Architectural Control:**

Linda Lacy, acting as POA Board liaison, attended ACC meeting May 13, 2007. The ACC asked the board to review an approval of a fence requested by a homeowner. The history of previous ACC permitted fences just inside property lines. Set backs were required with building structures and did not apply to fences. The board recommends the homeowner resubmit the request with the survey of the property to ensure the fence is within property lines. As Linda was absent from this meeting, Cille recommended the information be passed to Linda who in return would take to ACC as the board liaison.

The committee continues to monitor the neighborhood for violations of Design Standards.

The board reviewed fines issued and decided not to waive fines issued.

Janet recommended to the board the letters issued to homeowners for violations were approved and there was no need to amend.

The board reviewed the violation of a homeowner with a rabbit hutch. The decision was made to require removal of the hutch from the yard.

**Beautification:** A discussion was held in regard to the Pool Pergola shade project. Ray said the pergola was a dead issue. Celia said the project was referred to the ACC for review at last months meeting. The project was referred to the ACC again for approval to be held until such time the project would be completed.

### **Infrastructure:**

A discussion was held concerning the aggressive alligators. Ray requested pictures of people feeding the alligators. Bundy Management reported Critter Management did remove an alligator that killed a dog and billed the POA for \$385.00.

A discussion was held in regard to the Lake Path. Celia recommended we secure estimates to repair the bulkheads to allow for repair in 2008 budget.

### **Safety & Security:**

A discussion was held concerning break-ins in the neighborhood, cameras at the entrance and related security issues. The entrance is owned by Links Corp. Ray will explain ownership of front entrance to homeowner with complaint.

### **Social:**

Ray reported an event was held with good attendance.

### **Communications:**

The newsletter is ready to be sent.

**Welcome & Recreation:**

The committee continues to welcome new residents with gifts and local information.

The committee reports were accepted.

**Old Business:**

No old business.

**New Business:**

No new business.

The meeting was adjourned at 5:06 P.M.

**The next meeting will be July 12, 2007 at 3:30 P. M.**