

EAGLES'S POINTE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING September 13, 2007

The Eagles Pointe Property Owners Association Board of Directors meeting was called to order by President, Ray Schurgot, on September 13, 2007 at 3:35 P.M. Present were Ray Schurgot, Celia Beauchamp, Linda Lacy, Kathy Bundy, and Robert Bundy. Absent was Erin Nelson. Also attending were Gary Bailey and Joe Pantano.

Minutes of June 14, 2007, Meeting

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

President's Report

Ray recommended that Erin Nelson be asked to resign from the board for lack of attendance. Ray recommended Gary Bailey be appointed to the Board of Directors to replace Jim Morrison who has asked to resign. Gary was approved to the Board of Directors to complete the term previously held by Jim Morrison. The term will expire in December. At that time Gary will need to be elected to the Board by the Homeowners for the three year term.

A discussion was held concerning bids collected for the cleaning and painting of the street signs. Linda motioned to award the job to Frank Thomas for \$1650.00. Celia seconded the motion. It will be paid out of the miscellaneous operating budget.

A discussion was held concerning a property in foreclosure. Cille moved for the POA to power wash the home and keep up the lawn until the home is sold. Gary Bailey seconded to motion. Ray reported he had a meeting with LinksCorp concerning the upkeep of the front entrance. Kevin will improve the appearance of the front entrance and will check the lighting. A discussion was held in regard to the lights at the entrance and the recent charges for the maintenance. A meeting with LinksCorp will be requested to discuss the next billing.

The 2007 Annual Eagles Pointe Homeowners Meeting will be held at Palmetto Electric on December 6 at 6:00 p.m. until 9:00 p.m.

A discussion was held concerning repairs and painting to be made to the recreational area. An application was made to reserve the pavilion by homeowners. The work would take place after that event. Linda motioned CE Lowther be awarded the work. Gary seconded the motion. The work will be awarded to CE Lowther. The pool will be closed the end of September to allow for the work to be done prior to winter. Notice will be given in the next newsletter.

Treasurers Report

Celia reported she has reviewed expenditures through end of August, 2007. Celia requested a budget from Kevin to plan for 2007 budget. A discussion was held in regard to obtaining budgets from all POA service providers to enable the Board to complete the 2007 budget. A work session was scheduled to work on the 2008 budget. The treasurer's report was accepted.

Management Report

Delinquency Report: There are 16 out of the 249 owners on the aged receivables. One owner has a mailbox fine, 1 owner has a car tag fine. One owner has a lien. 1 owner owes 2 quarters and has been sent a delinquency letter. 6 owe the current quarter plus late fees or less. 4 owe late fees or less. Fees were received for 4 closings in June, 4 in August and 2 in September.

A fifth discussion was held in regard to the issuance of lock numbers to new residences.

Management gave a report on the property. The Ladies Bathroom lock has been replaced.

A discussion was held concerning the Road Reserve Account.

LinksCorp will refund us one half of the cost of the Safety Work done at the front entrance.

Robert, from Bundy Management reported a well may be dead. Horry Well will look at it and report to us.

Management report was accepted.

Committee Reports

Architectural Control:

Linda Lacy, acting as POA Board liaison, attended ACC meeting August 13, 2007. The ACC asked the board to fine a homeowner. The residence in question is in foreclosure. The ACC is frustrated that homeowners are not applying for changes prior to doing the work. A discussion was held concerning the procedures of the ACC. Linda asked that Ray attend the next meeting to speak the ACC concerning the duties of the ACC and how they are to be carried out. Gary and Ray will attend the next ACC meeting.

Beautification: A discussion was held in regard to a bill received from Ben Turner for labor done around the pool. The bill will be verified with Marge Stollish, the beautification committee chairman prior to paying the bill.

Infrastructure:

A discussion was held in regard to the remaining portion of repairs needed to the Lake Path bulkheads. \$10,000 was set aside for the 2007 project. \$5000.00 was paid in the 2006 budget which completed approximately one third of the work. Gary made a motion to accept the bid for \$8100.00 to complete another third of the Lake Path Renovations, leaving one third to be done later. Celia seconded the motion.

A discussion was held concerning the removal of aggressive alligators. Bundy Management reported Critter Management did remove 2 alligators and billed the POA for \$1000.00.

Safety & Security:

A discussion was held earlier in the meeting concerning the lock codes.

Social:

A community Garage Sale will be held in the fall. Ray will check for the dates.

Communications:

A realtor requested a full page ad for the newsletter.

Welcome & Recreation:

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

The committee reports were accepted.

Old Business:

A discussion was held concerning an appointee to the ACC which Linda recommended. The decision was made to look for someone with experience to serve on the ACC. A suggestion was made to hire an authority to chair the ACC. The recommendation was not appointed.

New Business:

A discussion was held in regard to committee chairmen attending the board meetings. The Annual Meeting will be announced the next newsletter. Notification of 3 Board openings will be made in order to have interested parties send bios to the Board to distribute prior to the elections at the Annual Meeting.

The meeting was adjourned at 6:00 P.M. The next meeting will be October 11, 2007 at 3:30 P.M.