

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 14, 2010**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on July 14, 2010, at 3:30PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilbert, Ray Schurgot, Kathy Bundy & Robert Bundy.

There was no meeting in June. The quarterly community meeting was held instead.

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

President's Report:

1. Kevin Morgan, Golf Course Superintendent, gave the Board an updated status of the water monitoring.

A. GEL Engineering is now responsible for conducting the testing. The testing will try to determine what copper is there, the amount and what's available. The important answer is what is available.

B. The original quoted cost to conduct four tests at two week increments was \$18,950.00. This was rejected by the golf course and a revised price with some modifications of \$6,075.00 was quoted. This was accepted and the testing was started two weeks ago.

C. Dr. Warren of USCB will analyze the test results. After two test he will develop a spread sheet showing the amounts of what is found. These results will be sent to Kevin who will then forward them to Bundy Management.

D. A meeting to review the results will be called once all the testing is completed and the results analyzed. Kevin was asked that a member of the Board be invited to the meeting.

E. Additionally, Kevin mentioned that Eagle's Pointe water flow does not go into Berkley Hall and nothing from Rose Hill goes into Eagle's Pointe.

2. Lake Project

Many of the wood boards are beyond repair and no longer can be held in place with nails. Parts of the retention wall are sagging and will soon become part of the lake. Therefore, an analysis of what is needed to repair the wood planks around the lake will be conducted by G. Bailey and a member of TLC. Areas needing attention will be spray painted orange so that any home owner can check out the findings of the study. A quote to repair will then be submitted by September 1, 2010 with additional requests for quotes being send out for bid. This will allow the Board an opportunity to determine how to budget for payment of the necessary repairs.

3. Pool Project

Like the lake, several repairs will soon be required to maintain a safe and usable pool. An analysis will be done to determine what repairs will be needed so that these expenses can be properly budgeted.

4. The new ladder for the pool is on site but some additional work must be done in order to secure and position it properly. Plantation Pool is working on this.

5. Results of the mailbox survey showed a majority (78 against to 56 for) of voters against the POA taking over the maintenance of the mailboxes. Therefore, a letter will be sent to all home

owners outlining mailbox specifications with a deadline for the mailboxes to be within conformity. Failure to meet the standards will start resulting in fines.

6. Coastal Security

It was decided that a survey will be mailed with the fourth quarter billing asking the home owners to vote on keeping or doing away with this service.

7. A home owner has suggested that a speed limit sign be posted along Eagle's Pointe Drive somewhere around the first hole. Since many of the golfers are guests they might not realize what the speed limit is. A request will be made of the Golf Course to make this happen.

8. Reviewed a letter sent to the Secretary of State by the President of the POA asking for some guidance on how to go about updating the covenants as well as what alternatives are available on other issues of importance to the community.

9. The stop and yield signs at the front entrance are in need of repair.

Motion to accept quote from Eye on Design to repaint and paint front entrance signs was made. Motion was seconded and approved.

10. Had discussion about home owners reporting incidents such as dog attacks, loud noises, etc. to the Board for them to address with the home owner. It was noted that unless a formal report was lodged with the proper legal authorities then the Board would be at a great disadvantage in enforcing the rules.

A motion was made that unless for the Board to take any action formal complaint must be made to the proper legal authorities about the incident. Motion was seconded and approved.

Treasurers Report:

A. The overall status of the budget is favorable and with the exception of a few small accounts the budget/expenses for the year are running in the black.

B. Motion was made to move unspent reserve dollars (\$2028.39) in accounts payable from the 2008 budget into the reserve account. Motion was seconded and approved.

C. There is currently \$6000.00 in a reserve account to pay Thomas & Hutton for testing expenses for 2009. We will wait one more quarter to see if T & H send in any more invoices. If no new invoices are received by the end of the 3rd quarter then the monies will be moved to the reserve account.

Management Report:

Report for June:

1. At the last inspection all ceiling fans and lights in the pavilion were working. The lights in front of the women's and men's bathrooms are on a timer but the timer was off, so it was reset and turned on to confirm the lights were working.

2. Eye for Detail did install a new stop sign at the corner of Stratford and Glen Lake. Also, the two way sign at the entrance was installed as well as the two signs at the pavilion for owners parking.

3. No action has been taken on the repair and repainting of the stop sign and yield sign at the entrance into Eagle's Pointe. A quote was obtained and sent out last month. The cost to repair/repaint the stop sign is \$150,00 and the cost to repair/repaint the yield sign is \$125.00.

4. Management confirmed that it is no longer a DHEC requirement to have a first aid kit at the pool. The empty case has been removed.

5. Management received a complaint regarding the condition of the pool. Management checked it out and reported to Plantation Pool that the pool did have a lot of trash in it. Plantation Pool reported that the filter pump had gone out and that a new one was on order. The next day P.P. reported that the new pump was in and would be installed by the next day. Have not had any complaints since.
6. As of last inspection no action had been taken on 7 Abington.
7. Management reported to Eye for Detail that some of the new backing plates were coming apart. E. F. D. stated that they would replace the backing plates that were coming apart.
8. The irrigation stations have been turned on due to the extreme weather.
9. Management reported to Palmetto Electric that the light pole across from 133 Muirfield was not operating.
10. As of 6/22/2010, there were 29 owners on the receivables list. Seven (7) owe less than \$50 and fifteen (15) owe greater than \$400.
11. There are five (5) homes with liens still on file and four (4) that are in foreclosure.
12. There were no closings in May.
13. Management was in the development in the month of May on the 4th, 11th, 14th and 20th.

Report for July:

1. At the last inspection Management found that one of the ceiling fans breakers had tripped. All of the lights in the pavilion were working except for one. The bulb in the one that wasn't working was burnt out. Management will need to pick up some spare as there are none left in the store room.
2. Eye for Detail has been replacing some of the backing plates on the stop signs as the wood was not holding up.
3. No action has been taken on the repair and painting of the stop and yield signs at the entrance way. A quote was obtained and sent out last month. The cost to repair/paint the signs are \$150.00 for the stop sign and \$125.000 for the yield sign.

Motion was made earlier in the meeting to accept and move forward with this.

4. Plantation Pool confirmed that the new ladder had been received. However, they were not able to install since additional work has to be done on the boots that the ladder fit into.
5. As of the last inspection no action had been taken on 7 Abington.
6. As of 6/30/2010, there were 27 owners on the receivables. Six owe less than \$50 and fourteen owe greater than \$400.
 - A. There are five (5) liens outstanding.
 - B. There are four (4) homes in foreclosure, three (3) of which are owned by a bank.
 - C. The POA was advised of an additional bankruptcy, however, the owners only owe for the current quarter.
7. There were no closings in June.
8. Management was in the development during the month of June on the 2nd, 8th, 21st and 25th.

Committee Reports:

ACC:

No meeting was held in June but projects were approved via telephone calls, etc.

Beautification:

June Yard of the month – 73 Muirfield
May Yard of the month – 131 Muirfield

Safety & Security:

No report

Social:

July 4th Picnic was held at the pavilion. Hot dogs and barbecue were served as the main course.

Communications:

Quarterly newsletter was published and distributed.

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 5:20PM.

The next meeting will be August 12, 2010 at 3:30PM at the EP Members Room.