

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

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on August 12, 2010, at 3:30PM. Present were Celia Beauchamp, Dan Wilbert, Ray Schurgot, Kathy Bundy & Robert Bundy.

Absent: Gary Bailey

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

President's Report:

1. Mailbox survey results were 93 No (59.6%) versus 63 Yes (40.4%). A Mailbox notice will be mailed to all home owners outlining the expectations for mailbox maintenance going forward. Owners will be expected to be in compliance by 11/8/2010. This will all be outlined in the notice.

2. An initial study of the collapsing retaining wall and rotted out planks around the lake was reviewed. A section of 350 feet was determined to be in the worst condition. A bid proposal to repair this section is being prepared. Once it is ready other bidders will be sought and a presentation to include pictures as well as reasons why we must maintain the lake/retention pond will be made at the annual home owners meeting in December. Also an article on this issue should be prepared for the next newsletter.

3. It has been determined that the media filters for the pool are in need of being replaced. The cost for this will be covered in the 2011 budget. It was also determined that the baby pool was in need of painting. Another bid and a break down of the cost will be determined before any decision on this will be made.

4. It was noted that Management notified the Board of a premium increase. Another quote from another insurance company was sought and they came in higher than the current carrier. It was determined that we will maintain Coastal Security for the time being. No survey will be sent out.

6. Letter to Secretary of State has received no response to date. A second letter will be sent to the Secretary of State in another effort to get a response.

7. Cook out is set and all the community needs to do is outlined in Mr. Denmark's email.

8. The next Community meeting is set for Monday, September 13th at 6:30PM at the Pavilion

9. Home owners complaint about 46 Stratford. Do we have any recourse on what to do?

Per Management the Bank will not talk to us and we are forced to deal with the Bank's Attorney regarding this matter. The President has agreed to write the Attorney a letter stating the sorry condition of the property and seek some help from them and the bank.

Miscellaneous:

- The twelve new lounge chairs for the pool and the new skimmer net for the pool have been received.
- The September Board meeting has been changed to Wednesday the 15th at 3:30PM.
- The November Board meeting has been changed to Wednesday the 17th at 3:30PM.
- The only dates available for the annual home owners meeting are 12/1, 12/15 or 12/16. Management will try for the 15th.

Treasurers Report:

1. All accounts currently look good. The overall budget is in the black but there are several bills outstanding that will eventually be received for payment.
2. We need to start thinking about 2011 budget preparation. Committee chairs need to be notified about submitting their budget requirements by the 1st week of October.

Management Report:

1. Spare bulbs have been picked up and left in the storage room.
2. Eye for Detail has repaired or replaced stop and yield signs at the front entrance.
3. The new ladder at the pool has been installed by Plantation Pool.
4. Plantation Pool surveyed the pool and equipment and provided a report to what action may be needed in the future. The report was forwarded to the Board.
5. As of the last inspection no action has been taken on 7 Abington.
6. The small fountain's GFI breaker went bad and has to be replaced. Estate Management is working on the fix.
7. A shimmer was picked up at Lowes and placed on the fence at the pool complex.
8. There was an electrical problem with the irrigation station at Forest Hill Circle. Mr. Le Grande had his people repair the problem and TLC have made the repairs to the irrigation system.
9. As of 8/11/10 there were 40 owners on the receivables. Sixteen (16) owe over \$400.00. There are four (4) liens outstanding. Additionally, four (4) are in foreclosure three (3) of which are owned by the bank.
10. There was one (1) closing in July.
11. The insurance has been paid, It was due 8/10/10. The quote from Kinghorn was greater than the quote from Schirmer. The new premium went up \$1100.00. The Worker's Comp. insurance premium is due in Oct./Nov. and should be \$850.00 for a total yearly premium of \$7,298.00 or \$648.00 over the budgeted line item.
12. Management was in the development in the month of July on the 6th, 12th, 14th, 22nd and 29th.

Committee Reports:**ACC:**

Reviewed notes and citations submitted by Chair-Janet Wurtz.
Reviewed list of home owners who will have specific mailboxes repairs noted in their letters.
Still looking for one or two more volunteers to serve on the committee.

Beautification:

Yard of the month for July is 123 Muirfield, Mr. & Mrs. Cal Roberts

Safety & Security:

No updates

Social:

No updates

Communications:

Next edition of Newsletter should be September.

Per Maria at Bundy Management we should run about 300 copies minimum. She needs at least 30 to mail out.

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 5:03PM.

The next meeting will be Sept 15, 2010 at 3:30PM at the EP Community Room.