

**Eagle's Pointe Property Owners Association
Board Of Directors Meeting
January 17, 2011**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on January 17, 2011, at 3:30PM. Present were Gary Bailey, Cille Beauchamp, Dan Wilbert. Ray Schurgot, Kathy Bundy & Robert Bundy.

Guests: Mr. LeGrand Lowther representing C. E. Lowther and Son, General Contractor
Lynn Salazar

Motion to approve the minutes of the November, 2010 meeting was made. Motion was seconded and approved.

Joe Pantano presented Mr. Lowther to the entire Board who in turn presented his proposal for the lake bank re- furbishment.

Note: Joe P. explained to the Board that he and Mr. Bailey met with Mr. Lowther at the lake and reviewed the entire proposal. Several items were reviewed for clarification and Mr. Lowther was asked to submit his revised proposal to Robert Bundy.

Mr. Lowther was presented with a few questions which were all answered to the satisfaction of the Board. At this point Mr. Lowther was asked to leave and told that he would be notified by Management of the Board's decision.

After discussion a motion was made to accept the proposal as quoted and to pay for the work using funds from the reserve fund. The motion was seconded and approved.

Finally, it was agreed that Management would compose a letter to be mailed to the home owners at 4 & 6 St George, 120 thru 132 (even numbers only) Muirfield as well as the home on Royal Bay explaining what will be going on at the lake. It was also agreed that a flyer explaining the particulars of the project be placed in all home owners paper box so they are aware of what will be happening at the lake.

President's Report:

1. Briefly reviewed the annual home owners meeting comments.
2. Reviewed quotes for the front entrance face lift to include, power washing, wire brushing and painting the fence and power washing the columns as well as painting the guard shack and refurbishing the entrance sign. The work to refurbish the sign was awarded to Eye for Detail and the balance of the work was awarded to Mr. Kenneth Decker a private contractor recommended by golf course management. Kevin Morgan will get a start date and relay that date to Robert who will then schedule the sign work. This will be done to minimize the amount of time we will be without a sign.

Motion to approve the face lift bids was made. The motion was seconded and approved.

3. Based on comments from the annual meeting regarding the continued problem with speeding in the community a discussion took place regarding suggestions that came from home owners. One suggestion was to again look at speed bumps. This still does not have the entire support of the Board. Another suggestion was to convert the Muirfield Drive at the intersection with Eagle's Pointe Drive to a three way stop. Again the Board could come to no consensus on this. At this point the item was tabled until further notice.

4. Per a suggestion from a home owner to change the ACC to the ARC, it was noted that the ACC comes from the Covenants and cannot be changed without a voting process.

5. It was also suggested that we add "Children at Play" signs around the community. It was suggested that we considered putting up these sign under the 25 MPH Speed limit signs. The Board agreed to have Management get a cost for this type of sign. We would need 7 to cover the front entrance and around Muirfield. It was discovered that there are no 25 MPH Speed signs on Stratford or Glenlake.

6. Management gave some recommendations for a replacement for an Attorney to represent the Community. It was suggested that we contact a resident who is an Attorney to see if he might be interested and what his fees would be.

Treasurers Report:

1. Un-used portion of 2010 budget of \$12,951.00 transferred to the reserves.
2. We have approximately \$315K in the reserve fund, \$78K in the road reserve and \$26K in the road reserve held aside for the front entrance road.

Management Report:

1. Two signs have been placed in the window of 7 Abington indicating that the house has been winterized. It also lists the representative who did it as RTK Field Services. An emergency number (1-866-515-9759) and authorization number BAC 248010811TMM. The number dials in to Bank of America. The property per the bank must be delinquent for 180 days before the bank will do anything but at this time it is not in foreclosure.
2. Management and a member of the Board met with Eye for Detail & Southern Sign & Awning regarding the bids for the front entrance.
3. The Board authorized Management to give the residents at 126 Muirfield the okay to trim some limbs from the pine tree in their back yard which sits on common ground. The resident was to pay for this service.
4. John Holmes with Plantation Pool stated that he had inspected the patch job in the pool and it would be redone before the pool opens this year (2011).
5. Management and a member of the Board with LeGrand Lowther and looked at the area of the retention wall that is need of repair. Mr. Lowther submitted his quote which has been sent to the Board.
6. As of 1/18/11 there were 66 owners on the receivables list. Of these fifteen owe more than the current quarter assessments. Three (3) homes have liens, five (5) are in foreclosure and three (3) are in bankruptcy.
7. There were nine closings in 2010.
8. There are three (3) closings scheduled in the next several weeks.
9. Management has solicited information and costs from area Attorney's for the Board so a decision can be made on new representation.
10. There are thirty-one (31) homes being rented in the community.

Committee Reports:

ACC:

Reviewed ACC minutes.

Reviewed Citations.

Instructed Management on which citations to mail and which ones to hold.

Beautification:

No updates

Safety & Security:

No updates

Social:

No updates

Communications:

No updates

Welcome & Recreation:

Ray presented to the Board a copy of a revised welcoming letter which is to be handed out with each new home owner packets. The committee would like the Boards approval of the letter.

Old Business:

None

New Business:

Ray presented to the President his official letter of resignation from the Board. The President reluctantly accepted and requested Ray to sit on the Board as a nonvoting past President.

The President presented Lynn Salazar to replace Ray Schurgot as a member of the Board for the remained of the calendar year. Lynn was selected based on her interest to run for the Board in the past election.

Motion was made to accept Lynn as the replacement Board member. The motion was seconded and approved.

Motion was made to adjourn the meeting. The motion was seconded and approved.

The meeting was adjourned at 4:40PM.

The next meeting will be held on Wednesday, February 16, 2011 at 3PM in the members room at the Club House.