

**Eagle's Pointe Property Owners Association
Board Of Directors Meeting
October 13, 2011**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on August 13, 2011, at 3:30PM. Present were Cille Beauchamp, Lynn Salazar, Dan Wilbert, Kathy Bundy & Robert Bundy.

Absent: Gary Bailey

Motion to approve the minutes of the August, 2011 meeting was made. Motion was seconded and approved.

President's Report:

Kevin Morgan golf course representative was invited to the meeting to address the following:

- What is the status of the fountain at the front entrance?
He was waiting on an okay from the Board to proceed with one of the two options presented. Kevin was given the okay to proceed with option 2 - new motor with 3 year warranty.
- What is the status on the light on/in the guard shack?
Have to get an electrician to look at it. This will be done as soon as possible.
- Kevin was asked if he explain why the cost to spread chemicals is so much higher per hour then performing other functions.

In order to spread chemicals the person doing so must have a permit. Also, the cost of the chemicals is included in the hourly rate.

- Kevin was asked if he break down the rate to show the cost of the chemicals separate from the labor costs.
Kevin explained that he could not do this because his Management will not allow him to share any of their costs with the POA. Kevin explained that he pro rates what is use based on the bulk prices he pays through his corporate contracts. If we want specific costs for the chemicals he would have to purchase locally and the cost would be considerably higher, i.e. one chemical he uses would cost \$1700.00 locally versus his corporate contract cost of \$1000.00.

2. The next item of discussion was the review of the 2012 proposed budget. The biggest concern was the fact that the community is going on 13 years old and it is costing more for the upkeep of the overall infrastructure. Also, the fact that we are looking into adding several more street lights will add electrical costs.

- After considerable review of the costs versus projected income it was decided that a slight increase in the quarterly fees would be necessary for the 2012 fiscal year.

Motion was made seconded and approved to accept the proposed 2012 budget.

3. It was agreed to purchase more pine straw for the walkway between the pavilion and Muirfield Drive.
4. Had considerable discussion on what to do with the home owners that are considerably behind in the POA fees. One suggestion was to pursue taking them to small claims court. Another suggestion was to file a personal judgment. It was

decided to consult our Attorney and file one of each to determine the more beneficial approach to securing past due POA fees.

5. Management gave a more detailed update on 7 Abingdon.

Treasurers Report:

1. The budget is still running in the black. However the Board was reminded that we still have outstanding bills which have not been paid yet due to timing of invoices.
2. The 2012 budget was discussed earlier.

Management Report:

1. MAJ patched both of the catchment tops at Kilarney Circle last month. One between the 9th and 20th of September has since been broken again.
2. Plantation Pool reported back that to open the pool on May 1st instead of April 1st would save \$240.00. They also reported that they are not aware of any major repairs needed for the coming year.
3. Golf course management reported that for next year we should consider budgeting for pine straw, new sod and replacement irrigation work at the front entrance due to the widening of 278. It was also recommended that we put down Atrazine in the spring to control weeds. The cost to do this would be approximately \$700.00. Also, based on the soil test results we may need to apply Lime at a cost of \$1300.00.
4. The bushes and trees that surround the lift station adjacent to 142 Muirfield where trimmed and no longer overhangs on any residents property.
5. At the Board's request Management obtained prices to install one or two lamp posts on Forest Hills Circle.
6. The irrigation schedule was received from TLC on August 17th and forwarded to the Board.
7. The final quarter for this fiscal year began 10/1/2011. Attached with the notes is a list of receivables. There are 17 accounts with fees over due by 90 days.
8. The POA has 13 liens outstanding.
9. There are 8 homes reported to be in foreclosure.
10. There are 3 homes reported to be in bankruptcy.
11. There have been 12 closings this calendar year.
12. Management was on site in August on the 5th, 12th and 25th. During September they were on site the 2nd, 9th and the 20th.
13. The annual meeting has been scheduled with Palmetto Electric (Virginia Gaffney - 726-5551) for December 1, at 6:30PM.

Committee Reports:

ACC:

- Reviewed ACC minutes.
- Reviewed Citations. Instructed Management on what action to take regarding each citation.

Beautification:

- No updates

Safety & Security:

- No updates

Social:

- No updates

Communications:

- Third Quarter Newsletter will be published next week.

Welcome & Recreation:

- No updates

Old Business:

- None

New Business:

- Lights for Cul de Sacs - discussed how many and where to place. Will discuss with homeowners around these areas to determine location.
- Remove Gazebo at the pool - Management will get quotes on cost to repair and cost to remove.
- How should we fill the erosion around the bridge foundation on the Stockton side. Management will get a plan and a quote.

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

The meeting was adjourned at 5:02PM.

The November meeting will be held at 3:30PM on Thursday the 10th, at the Members room in the clubhouse.