

**Eagle's Pointe Property Owners Association
Board Of Directors Meeting
November 16, 2011**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on November 16, 2011, at 3:30PM. Present were Cille Beauchamp, Gary Bailey, Kathy Bundy & Robert Bundy. Absent: Lynn Salazar & Dan Wilbert

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

President's Report:

1. Reviewed Mr. Lowther's bids on three separate projects. The seawall at the footbridge, the lake path seawall and the pool deck trellis. It was decided that the bids were a bit more than anticipated. For now we will table these projects and use the bids as back up information as to why we need monies for infrastructure as well as the reserve fund.
2. Discussed at length the position we are in with receivables. It was decided that the Board is doing everything it possibly can to insure payment if the situation allows.
3. Discussed the 2012 budget and how best to present it. Tried to anticipate possible questions and discussed how best to address these questions.
4. Reported that President again made contact with Mr. Brent Rewis, 803-737-7903, project engineer for the 278 widening. Mr. Rewis again assured the President that the front entrance of Eagle's Pointe will remain intact and the cross over will also be maintained. He indicated that all property owners whose property would be affected by the project would have already been notified.

Treasurers Report:

1. Budget still on target.
2. Reviewed a few changes for the 2012 budget in an effort to make it easier to understand. Also want to advise home owners on exactly how we stand with the receivables. It is important that they are aware that we do have unpaid fees that have a negative effect on our overall financial stability.

Management Report:

1. Management received three bids for projects from Mr. Lowther & Son.

Note: Bids were reviewed and discussed during the Presidents remarks. As stated above these projects will all be put on hold.

2. Management (Robert) met with Jose Luis Aguilar of Palmetto Electric last week to determine the most cost efficient location for additional street lights within Eagle's Pointe. Those locations are as follows:

- 1 between 7 and 9 Forest Hills
- 1 between 13 and 15 or 12 and 14 Glen Lake Circle

- 1 between 15 and 16 Stockton
- 1 between 7 and 9 Mulligan Circle
- 1 between 19 and 21 Mulligan Circle
- 1 between 6 and 8 Killarney Circle
- 1 between 6 and 8 Berkshire Circle
- 1 between 8 and 10 Abingdon Lane
- 1 between 6 and 8 or 10 and 12 Royal Bay Circle
- 1 between 6 and 8 or 10 and 12 St. George

To have these light posts put up will not cost the POA any funds because these are located in areas that already has easy access to a transformer. If these locations are not satisfactory then some charges will be incurred depending on how much work has to be done. The extra work involved is usually determined by the distance from the transformer.

The cost for the additional poles will be \$35.46 per pole per month. Mr. Aguilar indicated that it would take two (2) weeks to order the poles and two (2) additional weeks to install. Monies for the extra electricity have been accounted for in the 2012 budget.

3. The final quarter for 2011 began on 10/1/11.

- There are 14 liens outstanding.
- There are 8 homes in foreclosure
- There are 3 homes in bankruptcies.
- There have been 12 closings with 1 pending for this calendar year.

4. Management was on site in October on the 4th, 13th and 25th.

5. The 2011 Annual Home Owners meeting which was originally scheduled to be held at Palmetto Electric has been rescheduled at the Eagle's Pointe Clubhouse on December 1, 2011, at 6:PM. Palmetto Electric for some reason had to cancel us out for internal purposes.

Committee Reports:

ACC:

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

Beautification:

No updates

Safety & Security:

- Have a potential volunteer for position of Safety Director. President will approach individual after the annual meeting.

Social:

Christmas Party will be held on December 3rd at the Pinecrest Golf Club.

Communications:

No updates

Welcome & Recreation:

No updates

Old Business:

None

New Business:

Gave Kathy Bundy, Mr. DiJacimo's name and number as the mailbox repair man.

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

The meeting was adjourned at 4:35PM.

The next meeting will be the 2011 Annual Home Owners Meeting on Thursday, December 1, 2011, at 6PM at the members room at the clubhouse.