

Eagle's Pointe Property Owners Association
Board Of Directors Meeting
May 11, 2011

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on May 11, 2011, at 3PM. Present were Cille Beauchamp, Gary Bailey, Lynn Salazar, Kathy Bundy & Robert Bundy.

Absent: Dan Wilbert

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

President's Report:

1. Reviewed discussion with Renee Daggerhart from the office of the Secretary of State and Shannon Wiley, Legal Counsel also from the office of the Secretary of State.

- There is no State agency that oversees Homeowners Associations.
- There is a bill before the legislature that will form such an agency.
- Eagle's Pointe POA was incorporated as a non profit entity in 1997.
- The articles of incorporation are filed under the name James E. Thrower.
- Recommendation was to discuss with an Attorney that is knowledgeable about Homeowners Associations.

2. Fire Inspection update:

- Received a call from Jim Sills, Fire Inspector, thanking the Board for addressing and correcting all four (4) items listed in the fire safety inspection report.
- Still considering an outside storage cabinet for the propane tanks.

3. Project to fix culvert in front of 54 Muirfield:

- Now scheduled to be done on Monday, May 16.

4. Status and findings of pine tree in common area adjacent to 53 Muirfield.

- Concern by home owner of roots damaging house foundation.
- Had two (2) tree companies inspect the tree, give their opinions and quote on removal.
 - One company felt the tree falling on the house was more of a concern then the roots and bid \$650.00 to remove and grind the stump.
 - Second company bid \$850.00 to block the roots and \$1100.00 to remove the tree and grind the stump.

Motion was made to accept \$650.00 bid and remove tree as a safety issue. Motion was seconded and approved.

5. The new speed limit sign and the "Children at Play" signs have been put up in phase three.

6. Through 1st quarter of 2011 we have accumulated \$10,659 against the initial payment of \$25,000 from the Hargray royalty.

7. Continued complaints about outside folks using the tennis courts will be addressed by sending a letter to the person using the facility ending the privilege to use the facility.

8. Had discussion about 7 Abington and all agree that something must be done about the condition of the property.. It is beyond being just an eyesore.

- A letter will be sent from the Eagle's Pointe Attorney to the Attorney of record indicating our intent to proceed with cleaning up the property.
- A bid will be received to trim the bushes, cut the grass and spray the driveway and street front for weeds, etc.
- The house will be power washed.
- All costs will be added to the bill of the home owner of record.

9. Interpretation of the American Disabilities Act - letter regarding pools. All present agreed that the language in the letter requiring pools to have access for the disabled excludes our Home Owners Association.

Treasurers Report:

The April budget showed three (3) accounts that need to be monitored going forward. These accounts are pool maintenance, water and sewer and communications.

Note: Management will ask TLC for the schedule of when the common areas are being watered. This will help in the monitoring process.

Note: It was decided that the expense for the new filtering for the pool will be moved from the expense account to the reserves account. Since this was not a normal maintenance expense it should come from the reserves.

Management Report:

1. Management followed up with Mike at MAJ regarding the patch at 54 Stratford Drive. As noted in the President's comments this will be done on Monday, May 16th.

2. Management has followed up with Gloria of Plantation Pool regarding the patch repair for the adult pool.

3. The speed limit sign for phase three has been installed.

4. Management received a bid to remove the large pine tree at 53 Muirfield Drive from Rudy's Tree Service for \$650.00. Management also received a bid from Southern for \$1100.00.

Motion was made seconded and approved to accept the bid from Rudy's tree service to have the tree taken down.

5. There has been no work done on 7 Abington. Several complaints have been received regarding the condition of the property.

6. As of the mail on 5/11/11, there were 30 owners on the receivables list. Eighteen of these owe more than \$400.00.

- There are 8 liens outstanding.
- There are 5 homes in foreclosure.
- There are three homes in bankruptcy.
- There have been 6 closings so far this year.

7. Management was on site in April on the 5th, 18th and 26th.

8. The annual meeting has been scheduled for 12/1/2011.

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:

- Due to the poor contrast of the advertisements in the newsletter the BOD will recommend to Holly D. to reprint all advertisements in the next newsletter at no charge to the advertisers.

Welcome & Recreation:

No updates

Old Business:

None

New Business:

None

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

The meeting was adjourned at 3:55PM.

The June meeting will be replaced by the community meeting Monday, June 6th at the Pavilion at 6:30PM.

The next regular Board meeting will be on Wednesday, July 13, 2011, at 3:30PM in the members room at the clubhouse.