

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

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

Absent: Gary Bailey & Lynn Salazar

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

President's Report:

- Briefly reviewed the few comments from the June community meeting. It was recommended that due to the continued low attendance at these meeting that they will be cancelled until further notice. It was also recommended that the meeting schedule for 2012 remain the same as 2011 with the exception of the three community meetings.
- We have not received any feedback from our Attorney regarding the legality of our proposal to add a \$2500.00 fee to any rental property. The purpose of this fee is to have the owners of a rental property take more interest in the condition of the exterior of the property.
- Management has had no updates on the status of the properties at 7 Abingdon, 55 Muirfield and 5 Forest Hills.
- It was also decided that the property at 5 Forest Hills is in much need of having the lawn attended to. The individual will be notified to take care of the lawn.
- Management was instructed to purchase the 2 pedestrian crossing (for Mulligan) & 2 no parking signs (for the cul de sacs at Abingdon and Glen Lake). As a cost savings it was recommended that we purchase the metal poles to hang the signs at Lowes or Home Depot.
- The bids for termite and pest control for the pavilion were reviewed. Four (4) bids were reviewed. The opinion of those present was to go back to Pest Pro and see if he would match the low bid for termite control. Also, it was decided that we did not need any more than a quarterly inspection. If Pest Pro will meet our requests the cost should amount to approximately \$900.00 for year one and \$370.00 for the next five years.
- It was recommended that do to the increasing number of lawns the POA is having cut that all POA sponsored social activity will be suspended for the balance of 2011. The monies remaining in this account will be used for lawn maintenance. It is still hoped that some of these monies will be recovered.
- Management has not heard anything further from Southeastern Trucking about the damaged culvert. Management has been asked to have our Attorney send a letter that if they do not repair the damage that we will not allow their trucks to enter Eagle's Pointe which is considered private property.
- Management has been notified by Plantation Pool that they used the last of the components available to fix our existing pumps for the pool. If one of the two pumps is lost we will have to shut the pool until we can get the new components to fix the problem. The Board decided to risk that the pumps will hold for the remainder of the season and put off at this time the purchase of these parts. If we need the parts before the end of the season we will figure out what to do. However, we will budget for the necessary components in the 2012 budget.

Treasurers Report:

- The year to date income is holding. However, we will be getting several bills during the second half of the year that will tighten things up considerable..

- Due to a concentrated effort on the part of the Board and with Management's help we are attempting to minimize spending and only spend based on what is essential to maintain a good looking and functioning community.

Management Report:

1. The repair work at 54 Stratford was completed by MAJ.
2. The patch in the adult pool was completed by Plantation Pool.
3. The back wash hose for the pool has been replaced. The new hose will be monitored a bit closer than previously.
4. Also, the President asked Management to inform Plantation Pool of his disappointment over the cost of the flimsy new hose. In his opinion this new hose is no better than the old one.
5. The large pine tree adjacent to 53 Muirfield has been removed. Management is working with TLC to have some pine straw placed on the mound in the area where the tree was located.
6. Mr. LeGrand was asked to replace some dead/washed away grass near the drainage are basin on the section of the walkway that he repaired. It was done.
7. TLC's electrician replaced the switch for one section of the fans at the pavilion.
8. Management received and forwarded to the Board the four (4) bids for pest control at the pavilion. These bids were reviewed and recommendations made for follow up.
9. Management received and forwarded to the Board a proposal to replace the pool pump housing at a cost of \$685. This also was discussed and a decision made.
10. Management reported that the water fountain by the men's restroom was leaking. Management asked a local plumber to turn off the water. For now we will not fix the fountain since the water is so warm no one really uses the fountain.
11. Management continues to follow up with TLC on its request for the irrigation schedule for all the common areas.
12. As of today there are 85 out of 249 homes on the receivables.
 - A. There are nine (9) liens on file.
 - B. There are six (6) homes in foreclosure.
 - C. There are three (3) homes in the bankruptcy process.
 - D. There were ten (10) closings so far this year.
 - E. There are (2) closings pending.
13. Management was on site in May on the 2nd, 9th & 11th and in June on the 1st, 7th, 16th & 21st.

Committee Reports:

ACC:

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

Beautification:

- Yard of the Month for June was 46 Stratford (Jeff Sabatini & Ivy)
- Yard of the Month for July is 34 Stratford (Mr. & Mrs. Carson)

Safety & Security:

Had a burglary in the community during the month of June.

Social:

July 4th cook out proved to be a huge success. In terms of numbers we probably had our largest turnout in years. The food was supplied and prepared by Dave Buda from the Eagle's Pointe Golf Course food services. The food itself was very good and by the end of the day everything was gone. Also had many new faces and many compliments. A job well done by all involved.

Communications:

The 3rd quarter newsletter will be going out within the next week.

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 4:30PM.

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