

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 15, 2009**

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on October 15, 2009, at 3:30PM. Present were Joe Pantano, Celia Beauchamp, Kathy Bundy and Robert Bundy. Absent, Gary Bailey and Dan Wilbert.

Minutes of the September 10, 2009 meeting were reviewed, corrected and accepted.
Motion to approve the corrected minutes was made, seconded and approved.

President's Report:

*Ray wanted to note the Board's appreciation to Tom Margotta, Leo Kinsella, Gary Bailey & Joe Pantano for their painting of the fire hydrants in the development.

*Ray reviewed the status of the Hargray royalties.

*Ray confirmed that the reserve account shared with Sequoia Management for Eagle's Pointe Drive and the front entrance will be established at New Nations Bank. Forms have been signed but additional ones need to be signed.

*Ray reviewed a few of the problems areas that have surfaced in the community. Among these was the report that a car was stolen from an open garage while the owner was at home.

*Ray requested an update from Management on the number of responses to fill the open seats on the BOD for next year.

Treasurers Report:

*Reviewed Financial report. Currently the Actual vs. Year to Date expenditures are in line. However, it must be noted that several bills will be coming in at year end, for example the bill for storm water monitoring.

*Reviewed the bids for the common areas landscaping and maintenance (3), pool maintenance (4) and lake maintenance (3). Our Management company has quoted carry over pricing.

*Review of preliminary 2010 budget was saved to be discussed under new business.

Management Report:

1. The last water bills received from BJWSA were for 8-11-09 to 9-23-09. All of the irrigation stations except Stratford were for the minimal amount. Stratford was \$27.25, down from last month of \$45.84. The pool complex was down to \$731.84 from last month's amount of \$1133.24.

2. Plantation Pool's response regarding the hole in the bottom is that they plan to make the repair after the pool is closed. Management will coordinate with PP to have it done.

3. Management received and passed along to the Board the bids from several vendors for next years pool, lagoon and common area maintenance.

4. Management has confirmed that MAJ patched the two (2) small pot holes in front of 39 Muirfield.

5. Management had a car towed as directed by the Board. The car had expired SC license plates. The owner was asked to either provide proof that the car was properly licensed or

to put it in the garage or move it out of Eagles Pointe. Ample time was afforded the resident to comply.

6. Management asked Kevin for a price to spray the vines on the tennis court. To date no reply has been received. Management will follow up on this. TLC was also notified that one of his trucks was reported speeding through the development.

7. Plantation Pool reported that DHEC no longer requires us to have a first aid kit on site and since the pool closed the end of September it was decided not to replace the kit at this time.

8. Mr. Mulligan the resident Engineer for the DOT called back and stated that there is no problem with the HOA hiring someone to mow between the lanes in front of EP. According to Mr. Mulligan it is not necessary to make a written request nor are any written approvals given.

9. There are 23 of 249 owners on the aged receivables as of 9/30/09. A new quarter began on 10/1/09.

A. There three (3) liens outstanding

B. There are four (4) homes that gone into foreclosure

C. There were seven (7) demand letters prepared (in arrears more than \$558.00)

10. There were two (2) closings in September:

A. 4 Abington Lane

B. 5 Eagle's Pointe Circle

C. 93 Muirfield – to close end of month

Note: 54 Muirfield closing did not take place as scheduled

11. Management was in the development on the 4th, 9th, 10th and 23rd of September.

12. Management forwarded to the Board the monthly report from Coastal Security.

13. Hargray sent the quarterly royalty report.

BOD Action needed:

1. Review ACC minutes

Committee Reports:

ACC:

*Reviewed minutes from October 11th meeting.

*Reviewed citations and made recommendations.

Beautification:

*The home of Mr. & Mrs. Hopkins of 57 Muirfield was selected for the October yard of the month award.

*A new sign was purchased.

Infrastructure:

*No report

Safety & Security:

*Reviewed the Coastal Security report. The status will be reported in the next newsletter.

*Again discussed the stolen car situation. Mention of the incident will be put in the next newsletter.

Social:

*This years Christmas party will be held at the Eagle's Pointe Golf Course club house. The date of the party will be Saturday, December the 5th. Details of menu, cost etc. will be forthcoming.

*This years golf cart parade is scheduled for Sunday, December 6th.

Communications:

*The next newsletter will be published and distributed sometime in November.

Good Neighbor Committee:

*The name of the Welcome committee has officially been changed to the "Good Neighbor Committee".

Old Business:

*None discussed

New Business:

*It was reported that Bob Klink of the County, never fulfilled his promise to the Board about sending his recommendation to the full Commission requesting they remove the excessive storm water monitoring fees for Eagle's Pointe. This action took the Board by surprise and it was recommended that Ray call and attempt at getting an explanation from Mr. Klink. It was also mentioned that we should notify our representative who sits on the Council, Mr. Jerry Stewart.

*A complete line item by line item review of a proposed budget for 2010 was done. Recommendations were made and some research is required before a finalized budget can be completed and mailed to the residents for their review. A follow up meeting has been scheduled for Monday, October 19 to try and finalize the numbers.

*A suggestion was made that Management send out index cards with the voting proxies and ask residents to write down questions they would like addressed at the annual home owners meeting scheduled for December. Suggestion was accepted.

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

The meeting was adjourned at 5:45PM.

The next meeting will be Nov. 12, 2009 at 3:30PM at the EP Community Room.