

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 2009**

The Eagles Pointe POA Board of Directors meeting was called to order by Vice President Gary Bailey, on November 12, 2009, at 3:00PM. Present were Joe Pantano, Celia Beauchamp, Kathy Bundy and Robert Bundy, Absent were: Ray Schurgot and Dan Wilbert.

Minutes of the October 15, 2009 meeting were reviewed, corrected and accepted.
Motion to approve the corrected minutes was made, seconded and approved.

President's Report:

*A meeting to review the Annual Homeowners Meeting agenda, etc. is scheduled for Thursday, December 3rd at 6:30pm at the home of Ray Schurgot.

*The Board is still awaiting a response from Golf Course Management on the status of the joint account which will hold the monies for the front entrance reserve account.

*Still need to follow up with the county on the status of the storm water monitoring fees. It appears that the County Engineer, Mr. Bob Klink, never forwarded to the County Board the recommendations. The status of this issue might be a moot point going forward since it appears we have lost our support from the county engineers office.

Treasurers Report:

*A review of the accounts shows that we are in the red in one water & sewer account and in the black on the water and irrigation account. These were separated out initially for tracking reasons. Since we can now track without any problems these accounts will be consolidated into one water and sewer line item which will show that we are in the black. Additionally, the insurance account shows us in the red. First we have little control over the increases but after a review of the situation with the insurance company it was determined that a credit was due to the EPHOA. This should be received prior to year end. This will either put us in the black or get us closer to budget.

*Approved payment of open invoices.

*A line item showing the unpaid assessments will be added to the budget which will be presented at the home owners meeting.

Management Report:

1. The last water bills received from BJWSA were for 9/21/09 thru 10/13/09. All of the irrigation stations except for the pool complex were for the minimal amount. The pool complex this month was \$754.14 vs. last month of \$731.84. A credit of \$105.94 for Muirfield was also received.

2. All of the pool service providers were notified of the Board's decision to stay with Plantation Pool for 2010. All were thanked for their willingness to bid on the contract for 2010.

3. The hole in the bottom of the pool has not been fixed as of 11/9/09. Management will continue to follow up with Plantation Pool to assure it is done prior to opening 2010.

4. All lagoon maintenance providers were notified of the Board's decision to stay with Estate Management for 2010. All were thanked for their willingness to bid on the contract for 2010.

5. As of today, 11/12/09, the landscape contract has not been awarded Management awaiting further input from the Board.

Note: A follow up meeting cleared up some open issues on the landscape bids. Based on the additional analysis Management was given the authorization to notify Total Lawn Care that they will maintain the contract for 2010.

6. Management directed the Pavilion contractors to store the pool furniture.

7. Management requested that TLC turn off all irrigation stations for the winter months.

8. On 10/20 Management discovered an act of vandalism in the ladies bathroom. Someone kicked in one of the dressing room doors. The Sheriff's department was notified and a report was filed. Management contracted with Dave Lee to repair it which he did at a cost of \$30.00.

9. Estate Management sent a flier on a sale of carp for the lake. It was determined that based on the condition of the lake, no additional carp would be needed at this time.

10. There were 36 out of 249 owners on the aged receivables today.

A. There are three (3) liens on file.

B. There are four (4) homes in foreclosure.

Note: A reminder letter will be sent to all home owners that are behind in their assessments.

C. There was one (1) closing in October.

D. There has one (1) closing so far in November.

11. Management was notified of a pending closing on one of the homes currently in foreclosure.

12. Management was in the development during October on the 5th, 12th, 15th and 20th.

13. Management forwarded to the Board the report from Coastal Security.

BOD Action Items:

1. ACC minutes
2. Review and approve the Annual Meeting Package
3. Quarterly bills from EP golf course
4. Decision on amnesty for late fees

Committee Reports:

ACC:

1. Reviewed minutes from November 9th meeting.
2. Reviewed citations and made recommendations.
3. There will be no ACC meeting in December

Beautification:

No Updates

Infrastructure:

No updates

Note: This committee will be removed as a formal committee. If the need arises volunteers will be asked to take over a specific project.

Safety & Security:

1. Reviewed the Coastal Security report.
2. Coastal will be asked to come back to discuss the contract in January.

Social:

1. 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.
2. This years golf cart parade is scheduled for Sunday, December 6th.

Communications:

1. The newsletter was published and distributed during the first week of November.
2. Question came up as to whether or not we need to look at the overall format of the Eagle Eye.

Good Neighbor Committee:

No report

Old Business:

None

New Business:

1. Budget for 2010 was reviewed and approved for mailing with the Annual meeting agenda package.
2. An update on the status of the locks and entry codes for the rest rooms was given. More work needs to be done before we can assign new codes for everyone. It was mentioned that we might want to consider locking out the restrooms for Jan. Feb. and Mar. to give us adequate time to fix the system and assign the new codes.

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

The meeting was adjourned at 5PM.

The next meeting will be January 13, 2010 at 3PM at the EP Community Room.