

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 16, 2009**

The Eagle's Pointe POA Board of Directors meeting was called to order by V-President G. Bailey, on June 16, 2009, at 3:30PM. Present were Dan Wilbert, Celia Beauchamp, Joe Pantano, Robert Bundy and Kathy Bundy. Absent was Ray Schurgot.

Minutes of the May 14, 2009, meeting were reviewed.

A motion to approve the minutes as corrected was made and seconded. Motion was approved.

President's Report:

*At Ray's invitation the Board had three groups come to the meeting to make presentations and/or answer questions.

*Plantation pool represented by John Holmes owner and Gloria Fennessy supervisor came at the request of the President to address some issues that have been brought to the attention of the Board by some of the residents.

A. Mr. Holmes assured the Board that they have and will attempt to be as responsive as possible in all matters concerning the pool maintenance.

B. Regarding the skimmers. There is a problem with them filling up with leaves and other debris

on a daily basis. However, they are being emptied each morning and that should take care of the problem.

C. Mr. Holmes noted that the

1. skimmers are cleaned daily
2. brushing of the pool is done as required
3. they were having a problem with the chlorinator
4. cloudiness of the water was an issue
5. all levels of chemicals are checked daily

*Note: A member of the community has volunteered to check water levels more frequently. A kit will be purchased for this purpose and the Plantation Pool Supervisor has agreed to show her how to use it.

*Note: There was a question raised about whether or not the pool was attended to on June 12th.

Gloria indicated that there is a log kept of time spent on site. The log is available to review and will in

fact be looked at for the day in question.

D. It was also noted that DHEC last inspected the pool on June 8th and the pool passed inspection.

1. Inspections are done by DHEC every two weeks.
2. DHEC checks to insure the items Plantation Pool is to take care of are being done.

3. A non working phone is cause for the pool to be shut down.

*Coastal Security was represented by Noreen McMullin, Owner and Jack McMullin, Chief of Security.

Mr. McMullin introduced himself and the owner and gave a bit of background information including his credentials.

The contract is an enforcement contract.

1. All personnel are SLED certified.
2. Radar is used
3. Most people are courteous but there is always the exception.
4. Recommend the 1't month be used as a warning.
5. They currently are contracted at 20 sites & references are available.
6. They send a report every two weeks.
7. They will respond to any police call if they are on site at the time.
8. When some one is stopped it is the same as being stopped by a state trooper.
9. Stop sign will be checked for proper location.
10. A stripe will be painted across half the street where you must stop.
11. A log of times in and out of development will be available.
12. Recommend that a 15 foot yellow stripe be painted by all fire

hydrants.

All questions were answered and the contract was signed with Coastal Security to start on the 1st of

July. It was also discussed that the fines for tickets issued would be paid to the State at which point they would also go on ones license.

*The ACC came as a group and Chairperson Janet Wurtz acted as spoke person to express their concerns about the relationship between the Board and the ACC. There was considerable discussion about this issue and a resolution was reached.

Treasurers Report:

*All accounts are looking okay at this point.

*Discussion held again about the lack of communications between the Board and Golf Course Owners.

The Board has continues to pursue a solution to getting more control over the road reserve money (52K) that the POA is obligated by the Covenants to put into a reserve account. The Board has no problem with putting money into an account but it believes that both parties should be on the account and the account should be at a local bank. Efforts to this end will continue and we will hold the first's quarters road reserve monies until we can get a meeting with the golf course officials. It was suggested by Management that the road reserve checks that we are holding be put in a separate reserve bank account to show good faith. The Board agreed.

Management Report:

1. The last water bills received from BJWS&A were for 4-6-09 to 5-6-09. Six of the invoices for the irrigation were for the minimal amount and two of the invoices were credits. The only locations where E.P. paid over the minimum was at the pool/pavilion and the irrigation at the bridge going into phase three (Stratford Drive).
2. TLC assured Management that the trash cans around the lake will now be emptied on a regular basis. This was an oversight and has been corrected.
3. A new wash out on the lake path behind 10-12 Berkshire Circle was reported and passed on to TLC management.
4. Management had Dave the handyman repair the damaged dressing room door in the ladies restroom as well as the fence around the pool.
5. Management sent the signed contract back to MAJ to have the parking lot between the pool and the golf club house marked/striped. E.P. will pay the entire amount and then bill the golf course \$400.00 for their share. Management spoke to MAJ and scheduled the work for Monday, June 22nd. The golf course will be closed on that day as well as Tuesday the 23rd.
6. There are 19 out of 249 owners on the aged receivables as of today. Nineteen owe the current quarter plus late fees. Two owe less than \$100.00.
 - There are three (3) liens filed: 25 Muirfield, 125 Muirfield and 56 Muirfield.
 - There are three (3) homes in foreclosure: 70 Stratford, 121 Muirfield and 10 Killarney.
 - Three (3) demand letters send.
 - Delinquency letters are being sent to 5 owners who owe 2 quarters plus fees.
7. Management was in the development during the month of May on the 5th, 14th, 20th, 26th and 29th.
8. There were two (2) closings in May.
 - So far in June there have been three (3) closings:
 - A. 36 Muirfield
 - B. 140 Muirfield
 - C. 8 Royal Bay.
 - Attorneys have asked for assessment information for a closing on 121 Muirfield.
 - Wells Fargo is now listed as the owner of 70 Stratford.
9. Management reported to Palmetto Electric that the street light near 49 Muirfield was not working.
 - Palmetto Electric's report number is 84628.

Committee Reports:

ACC:

*Reviewed ACC meeting minutes and discussed.

*Made decisions on the recommended citations.

Beautification:

Margie S. has asked for \$250.00 for plantings to be put around the pool area. She will get volunteers to do the plantings.

A motion was made to approve the request. Motion was seconded and approved.

The Board asked Management to get a quote from TLC for pine straw to be laid around the pool area.

The quote will be with and without labor.

Infrastructure:

No report.

Safety & Security:

*Coastal Security Services, Inc. gave a presentation about their company and what they will do while

on site. The contract for these services was signed and will be sent to Coastal.

Social:

No report

Communications:

No report

Welcome & Recreation:

No report.

Old Business:

None

New Business:

*Joe reported that we are getting closer to having the batteries for the bathroom locks which will allow

for a complete updating of entry codes. etc.

*It is noted that Mr. Wogan who was invited to attend the meeting to address his concerns to the Board did not show up.

The next meeting will be Wednesday, July 15^o 2009 at 3:30PM at the EP Community Room.

The meeting adjourned at 6:05PM