

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

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

**President's Report:**

Ray introduced Mr. Jody Graham representative of Sequoia Golf Holdings, LLC and Mr. Brent Carlson, Eagle's Pointe Club Pro and Manager of the Eagle's Pointe Golf Course. The purpose of Mr. Graham's visit was twofold. First, the BOD wanted to meet with someone representing the golf course and second, to discuss the status of the road reserve fund.

**The following is a summary of the questions and answers posed to Mr. Graham along with his responses.**

**Question: Can you give us a who's who as far as the organization that we are dealing with?**

Mr. Graham stated that the course is and has been owned by Textron. Textron had contracted with Links Corp. to manage Eagle's Pointe as well as several other courses. Textron decided to no longer use Links for its course Management and has since hired Sequoia to fill that role. Sequoia's role is to spruce up the golf course which is currently being done. Also, Mr. Graham confirmed that the course is on FOR SALE market and is currently in Foreclosure.

**Question: How do we go about having the reserve funds transferred to a local bank with the POA and Sequoia both being named on the account?**

Mr. Graham admitted that Textron was not sure what the road reserve account was and wasn't sure about the money in that account. As stated in the question the Board wants the money transferred to a local bank and placed in an interest bearing CD. Mr. Graham felt that this was a reasonable request. Mr. Graham stated that a meeting with Textron was scheduled for the following week that he would have this item as an agenda topic.

**Question: Since the POA splits the cost for the upkeep of the front entrance, is it reasonable for the POA to be more informed as to what the Golf Course is doing when something special is done to enhance the front entrance? For example: no one was informed about the changes currently taking place at the front entrance.**

This is a reasonable request and he will look into a means of communicating with the POA.

Minutes from the June 16<sup>th</sup> Board meeting were reviewed.

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

\*Ray reported that he heard from Brent Rewis, SCDOT regarding the widening of 278 and the lack of a cross over entering and exiting Eagle's Pointe. Mr. Rewis has informed Ray that a change of plans are in the works and there will be a cross over at the Eagle's Pointe entrance.

\*Ray reported that our Attorney has had no response yet from Mr. Wogan. It was also noted that Mr. Wogan has apparently declined our Attorney's invitation for Mr. Wogan to address the Board.

\*Ray updated the Board on the watering monitoring. The County Engineer has passed on his recommendations to eliminate some of the testing done by Eagle's Pointe to the County Storm Water Committee. From there it will move on to the Natural Resources Committee. Ray and the Board will continue to monitor the status of its whereabouts. It was also suggested that we contact Jerry Stewart our representative on the County Council.

\*Ray asked a for a motion to approve the MAJ proposal for striping the parking lot.

**A motion to approve the quote for the striping of the parking lot was made, seconded and approved.**

\*Ray asked for a motion to approve the painting of the curbs by the fire hydrants and the painting of the stop lines at the stop signs located at Muirfield and Muirfield Drive and Muirfield Drive and Stratford Drive.

**A motion to approve the quote for this work was made, seconded and approved.**

### **Treasurers Report:**

\*The Treasurer reported that the Budget is still looking good. We have a few accounts that are near or over their allotted dollars but nothing serious enough to be concerned.

### **Management Report:**

1. The last water bills received from BJWSA were for 5/12/09 to 6/08/09. Six (6) of the invoices for irrigation were for the minimal amount. Two (2) of the invoices for irrigation were credits, the only two locations where E.P. paid over the minimum was at the pool/pavilion and the irrigation at the bridge going into phase three (Stratford Dr.).

2. After my (Robert) discussion with Bryan, I was under the impression that he was going to give me a price for emptying the trash cans around the lake on a regular bases. I told Bryan to tell me what he thought was a fare price to empty the trash cans and I would take that information to the Board.

**Note: The trash cans were emptied once, at the direction of several Board members. Kevin was then directed to remove the trash cans since they were not being emptied and there were numerous complaints about the odor (dog feces) emanating from these trash containers.. After the trash cans were removed Management was told that Bryan said that he gave a price and after not hearing back from Mgmt. he did not empty the trash cans again.**

**Note: A price to empty the trash cans (which were full of dog feces) was received. That price was \$25.00 per week. Since the Board had the trash cans removed since they were never intended to be used for dog feces no action was taken on the (bid) pricing.**

**Note: There was discussion that we possibly acted too quickly by removing the trash receptacles. It was decided to bring up at the next home owners meeting and get some input.**

3. Kevin was e-mailed and asked for an estimate for the number of bales of pine straw needed for just the area around the pavilion and pool. He was also asked for a price per bale installed and a price not installed. Kevin replied with a bid indicating that 115 bales

would be required and the cost would be \$7.00 per bale (\$805.00) to install and \$4.00 (\$460.00) per bale not installed.

**Note: Based on the status of the landscaping budget it was decided to table this item.**

4. On June 30<sup>th</sup> Management gave MAJ the contract to paint the curbs at the fire hydrants and to put down the white stop strips at the stop signs at Eagle's Pointe Drive and Stratford Drive. On that day MAJ estimated that work would be done the end of the week of the 6<sup>th</sup>. Due to weather and other constraints this work is now scheduled for the week of 7/20/09.

5. MAJ has painted/re-stripped the parking lot at the pool/pavilion and Club House.

6. There was a report of a broken tile that indicated the depth (\$ Foot) of the water at the pool. Plantation Pool was notified and a replacement tile has been ordered. Also, per Gloria (PP Supervisor), we are not in violation of any DHEC rules because of the missing tile.

7. There were 19 out of 249 owners on the aged receivables as of 6/30/09. On 7/1/09 a new quarter started. There are still three (3) liens outstanding for 25, 56 and 125 Muirfield. Also, three (3) homes are still listed as being in foreclosure. These are 70 Stratford (owned by Wells Fargo), 10 Killarney and 46 Stratford.

8. Management was in the development during June on the 3<sup>rd</sup>, 9<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup>.

9. There were three (3) closings during the month of June. These were 140 Muirfield, 8 Royal Bay and 121 Muirfield.

10. Received the 1st and 2nd Hargray Quarterly Royalty payments. This amounted to \$423.82 for quarter 1 (only the month of March included in this payment) and \$1270.50 for quarter 2.

11. Received a check from Wells Fargo for past due assessments invoiced for 70 Stratford Drive. They paid all of the invoice except for \$558 which would be 2 of the 09 quarterly assessments. Management is checking with Wells Fargo to see if they will require separate billings.

12. Management e-mailed Jack McMullin and he informed Management that the Coastal Security Officers reported that they are patrolling the development and have stopped vehicles. Mr. McMullin has indicated that a lot of conversation has been had with home owners.

BOD Action Items:

ACC July minute

ACC's request regarding the 2/2008 Design Standard changes requested.

### **Committee Reports:**

#### **ACC:**

\*Reviewed ACC meeting minutes and discussed.

\*Made decisions on the recommended citations.

#### **Beautification:**

\*New flowers were planted around the walk leading into the pavilion. Margie had a few volunteers to help with this project.

#### **Infrastructure:**

No report.

**Safety & Security:**

No report.

**Social:**

No report

**Communications:**

No report

**Welcome & Recreation:**

\*Ray reviewed the new home owners welcome packet that was assembled by Carol Beck.

**Old Business:**

\*It was brought to the attention of the Board by the ACC that previously approved Design Standard changes have not yet been added to the document. The changes will be made and sent out with the September quarterly billing statements.

**New Business:**

\*Joe reported that the new batteries for the restroom locks have been installed. He also reported that we are now ready to make changes to the codes and possibly make another attempt to lock out the rest rooms during the morning hours. We can look at doing this during the third quarter.

\*A recommendation was made to have a new sign posted in the development indicating that the development is being patrolled by a Private Security agency. Temporarily we will post this on the bulletin board.

\*The third quarter home owners meeting has been scheduled for Monday, September 10<sup>th</sup>, 2009, at the Pavilion at 6:30PM.

**The next meeting will be, Thursday, August 13, 2009 at 3:30PM at the EP Community Room.**

**The meeting adjourned at 5:55PM**