

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 13, 2009

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on August 13, 2009, at 3:35PM. Present were Gary Bailey, Dan Wilbert, Joe Pantano, Kathy Bundy and Robert Bundy. Absent, Celia Beauchamp.

Minutes of the July 15, 2009 meeting were reviewed and accepted.

Motion to approve the minutes was made, seconded and approved.

President's Report:

*Ray requested a motion to approve payment to MAJ for the striping by fire hydrants and stop signs.

Motion was made, seconded and approved.

*Ray asked of Joe P. if he had received any response from Jody Graham to the email referencing his meeting with Textron and the road reserve monies. Joe reported that no response has been received. Joe also agreed to try again.

*Ray noted that Sallie Hoffman of Habitat has made a request that they be allowed to keep their truck in the parking lot the day of the next yard sale. Home owners who want to donate can either bring the non saleable items to the truck or can make arrangements for the truck to pick up that day.

*Regarding violation notices sent to 61 Stratford, it was agreed that the new home owners should not be held responsible. However, Management will send a courtesy letter to the new owners explaining the situation and the need to have the home power washed.

*Regarding the complaints received from two home owners regarding Coastal Security speeding after a speeder (Marshall) and the striping of the fire hydrants and cracks in a section of the side walk by his home (McNesby). Management and Board members had discussion with Coastal and it was that their explanation was satisfactory. As for the striping, Mr. McNesby was informed that State law requires a visual identification for no parking by fire hydrants. Also, the side walk was checked and all parties agreed that the crack does not constitute a safety hazard. Other than recording the complaints and actions in these minutes, nothing else will be done.

*Ray asked if we had any updates on Mr. Wogan. Nothing received recently from Mr. Wogan.

*Ray inquired on status of restroom locks at the pool. Joe P reported that the locks are working fine. The plan is to shut the restrooms down during the late evening and early morning hours after the pool is closed for the season. We are also considering assigning all new entry codes for next season.

*Ray briefly discussed some of the work being done at the front entrance. Sequoia has taken this project on.

Treasurers Report:

*Management reported that the changes requested by the Treasurer to add two line items to the budget report has been completed. These line items will present a clearer picture for the trash collection and security accounts.

* A review of the budget showed no significant change and spending is where it was projected.

Management Report:

1. The last water bills received from BJWSA were for 6/10/09 to 7/10/09. Five of the invoices for irrigation were for the minimal amount, one of the invoices for irrigation was a credit, the only four locations where E.P. paid over the minimum was at the pool/pavilion (\$1,060.10), Royal Bay (\$34.55), St. George (\$10.65) and the irrigation at the bridge going into phase three (Stratford Drive \$127.51). Management will talk to golf course management about the Stratford Drive bills.

2. Management looked at the drain on the walkway that dirt was washing from around it. It was originally reported to be behind 8 or 10 Berkshire and it is actually behind 2 or 4. On 7/16/09 the correct location was reported to Kevin (TLC) along with a wash out around a catch basin across the street from 51 Muirfield. On July 19th Kevin (TLC) replied that he would check on them on Monday the 20th. On Tuesday the 21st it was reported that the wash out had been taken care of.

3. MAJ was asked to paint another white stripe at the intersection of Muirfield and Muirfield, which was done. The cost for the additional stripe was \$75.00.

Motion was made to pay this invoice, it was seconded and approved.

4. Plantation Pool has been dealing with a broken impeller and pumps at the pool. However, as of 8/10/09 the pool was up and open and we have not received any notice to the contrary. This could be a steep bill and might have to come out of the reserve fund.

5. Management checked the side walk near 58 Stratford Dr. There are a few cracks however, they do not present a trip hazard at this time. This item is also discussed in the Presidents report section.

6. On 7/24 Management gave Kevin (TLC) the okay to remove the three dead trees at the lift station on Glen Lake Drive.

7. As of 8/13/09 there are 39 out of 249 owners on the aged receivables list.

A. There are still three (3) liens outstanding. They are 25, 56 & 125 Muirfield.

B. There are four (4) foreclosures.

a. 70 Stratford - now owned by Wells Fargo

b. 10 Killarney - no change in status

c. 46 Stratford - owner is current on his assessments

d. 47 Muirfield - owner has filed for bankruptcy

C. Nine (9) delinquency letters are being sent to owners who owe greater than \$558.00.

D. Three (3) owners owe more than \$558.00 but have made some payment in July. They will not receive a delinquency letter at this time.

8. Management was in the development during the month of July on the 6th, 15th, 21st and 24th.

9. There was one (1) closing in July --- 61 Stratford Drive

There has been one (1) closing in August --- 132 Muirfield

10. A copy of the Coastal Security report has been sent to the Board.

BOD Action Items:

A. ACC August minutes

Done

- B. 61 Stratford complaint letter Done
- C. Signatures for new CD Done
- D. 2nd quarter billing from golf course has not been received

Committee Reports:

ACC:

- *Reviewed minutes from August 12th meeting.
- *Reviewed citations and made recommendations.

Beautification:

- *The home of Ron & Ruth Smediker at 19 Eagle's Pointe Circle was selected for the August yard of the month award.
- *It was reported that the yard of the month sign has been stolen. Management will look into the cost of a new one.

Infrastructure:

- *Pot holes around the lake have been filled in.

Safety & Security:

- *Coastal Security is working well and there has been a noticeable change in stop sign and speeding traffic.
- *No internal citations have been turned in from security.

Social:

- *Need date for the next yard sale..

Communications:

- *The next edition of the news letter is getting ready to go to print.

Welcome & Recreation:

- *Ray reviewed a revised letter of information that will go out with all welcome baskets to new home owners.

Motion to approve the letter was made, seconded and approved.

Old Business:

- *A reminder that the community meeting will be on Monday, Sept. 14th at the pavilion.

New Business:

- *Need a few blue replacement reflectors for two or three of the fire hydrants.
- *Management was asked to inquire if BJWSA will give us the paint to paint the hydrants. We have a few volunteers that are willing to repaint if we can get the paint and the approval to do it.
- *It was agreed that letters should be sent to all vendors requesting their pricing for the 2010 budget.

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

The meeting was adjourned at 5:15PM.

The next meeting will be Sept. 10, 2009 at 3:30PM at the EP Community Room.