

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 10, 2009**

The Eagles Pointe POA Board of Directors meeting was called to order by President Ray Schurgot, on September 12, 2009, at 3:30PM. Present were Gary Bailey, Celia Beauchamp, Dan Wilbert, Kathy Bundy and Robert Bundy. Absent, Joe Pantano.

**Minutes of the August 13, 2009 meeting were reviewed, corrected and accepted.**  
Motion to approve the minutes was made, seconded and approved.

**President's Report:**

\*It was noted that Mr. McNesby of 58 Stratford was invited to the meeting to discuss his concerns. Mr. McNesby's email was reviewed and discussed. Ray strongly urged that in the future any contact with a specific home owner in an effort to resolve a specific issue be done by at least two (2) members of the Board. Mr. McNesby was invited to present his case to the Board but elected not to attend the meeting.

\*Ray reviewed status of the Jody Graham email sent to Joe regarding the POA/Golf course joint road reserve account. As of this meeting the monies have not been transferred to a joint account.

\*Ray discussed the alligator complaint by home owner fishing in one of the ponds. Since the pond is golf course property this issue was referred to the golf course management.

\*Ray started discussion to update open items on the pool.

1. Pump which was causing the clouding of the pool water has been replaced.

**Motion to pay the invoice of \$1299.09 for the new pump and labor associated with these repairs was made, seconded and approved.**

2. Have not received a status on the repair of the hole in the floor of the pool. Plantation Pool has been notified and indicated it could be fixed without having to empty the pool.

3. Chairs have been cleaned.

4. All fans are in operating order. Found a wasp mud nest in the electrical box.

\*A suggestion was presented to look into the cleaning of roofs in the neighborhood. It was declined by the Board as something that was out of its scope of authority.

**Treasurers Report:**

\*Considering that we have 25 home owners in arrears totaling \$17K the net income is still in a favorable position. However, we still have several bills coming up that could change that.

\*Question was asked as to why the trash collection line item "in" vs. "out" does not match. Management explained why that is happening.

\*It is time to be thinking about the budget for 2010. All committee Chairs should be notified to submit their budgets for 2010 by September 30, 2009.

\*We need to start thinking about assessment for the 2010 calendar year.

\*We will not see any additional funds from Hargray until agreed upon percentage of the communities revenues are equal to the initial payment received this year.

\*Need to decide on whether or not we will continue with the security contract for next year. Also need to investigate if we can specify a more specific patrolling time.

\*Reviewed some bills:

1. Quarterly road reserve of \$3300.00 will be put into special account until new account with golf course is resolved.

2. Bill for the POA's quarterly share of the front entrance maintenance amounted to \$5962.05.

Note: Management will request from the golf course a more detailed/itemized bill for the service being charged.

**Motion to approve paying invoices was made, seconded and approved.**

\*Management will also notify golf course to submit their budget for the front entrance by 9/30/2009.

### **Management Report:**

1. The last water bills received from BJWSA were for 7/10/09 thru 8/11/09. Five (5) of the invoices for the irrigation were for the minimal amount. One (1) invoice was for a credit. Three of remaining four (4) locations came in as follows: pool/pavilion (\$1,133.24), Royal Bay (\$7.00), St. George (\$45.51) and the fourth showed a reduction from (\$127.51 to \$45.84). This was reduced after Kevin reduced the watering of the area leading to phase III.

Note: Management will notify TLC to cut back watering cycle in the recreation area. Also area around tennis court needs to be treated for weeds including the vines on the fence.

2. Management looked at the drains that were patched by TLC since last meeting. They appear to be holding as of this date.

3. Management has questioned Plantation Pool regarding the hole in the bottom of the pool as well as the broken tiles.

4. Management got four (4) bids to remove the three (3) dying hardwood trees in the EP Circle common area. The quotes were received, reviewed and awarded to the least expensive tree company. Management also requested the tree companies to recommend action on the large double live oak at Forest Hills Circle.

5. BJWSA approved of the community painting the fire hydrants. The paint was been dropped off to the volunteers on 8/24.

6. Management has asked MAJ to patch the two (2) small pot holes in front of 39 Muirfield per his quote.

7. Management has brought over five (5) blue reflectors which the volunteers hope to place in the locations that need them.

8. There were 25 out of 249 owners on the aged receivables as of 9/10/09. (One check returned today for insufficient funds. This adds one (1) more to the aged receivables list.

A. There are still three (3) outstanding liens.

B. There are three homes in foreclosure:

a. 70 Stratford                      now owned by Wells Fargo

b. 46 Stratford

c. 47 Muirfield

C. Nine delinquency letters were written 8/13/09 to owners who owe greater than \$558 and have not been making payments. Payment is due 30 days from date on

the letter and not end of month as indicated. These properties do not have a lien against them. If some payment from a few of these owners is not received by the 14<sup>th</sup>, it will result in a demand letter from the attorney.

D. Three owners continued to make partial payments during August.

8. There were three (3) closings in August and 1 so far in September.

A. 132 Muirfield

B. 10 Kilarney

C. 6 Muirfield

D. 4 Abington Lane

Management has received notification of two (2) upcoming closings:

A. 9/28-09 54 Muirfield

B. 10/5/09 5 Eagle's Pointe Circle

9. Management has put out "Requests for Quotes" for Lawn Maintenance (three), Pool Maintenance (four) and Lagoon Maintenance (three). Current vendor for pool, pavilion and restroom services has quoted carryover pricing.

10. Management was in the development during the month of August on the 3<sup>rd</sup>, 13<sup>th</sup>, 20<sup>th</sup> & 24<sup>th</sup>.

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

#### **BOD Action Items:**

1. ACC September minutes

reviewed

2. 2<sup>nd</sup> quarter billing from the golf course report

discussed under Treasurer's

3. Annual meeting date of 12/7/09 at Palmetto Electric

facility has been reserved

#### **Committee Reports:**

##### **ACC:**

\*Reviewed minutes from September 8<sup>th</sup> meeting.

\*Reviewed citations and made recommendations.

\*Regarding the palm tree citations – it was decided that a letter be sent to Janet expressing the BOD's position.

##### **Beautification:**

\*The home of Mr. & Mrs. Cantazzaro of 4 Muirfield was selected for the September yard of the month award.

\*The purchase of a new sign was authorized.

##### **Infrastructure:**

Discussed bids to remove dead trees from EP Circle common area and trim the oak on Stratford.

**Motion was made to accept Southern Tree's quote to remove dead trees in the common area on EP Circle and trim the oak on Stratford. Motion was seconded and approved.**

Discussed MAJ's quote for asphalt repair on Muirfield Drive.

**Motion was made to accept MAJ's bid of \$150.00 to fix the hole by 39 Muirfield. Motion was seconded and approved.**

**Safety & Security:**

\*Reviewed the Coastal Security report sent showing traffic violations and citations.

\*Turned over the ACC's concerns regarding children riding motorized vehicles and playing in the street to the Safety Committee.

**Social:**

\*The next yard sale will be held on Saturday, September 19<sup>th</sup>. A Habitat for Humanity Truck will be available after the sale for those residents requesting pick of items to be donated.

**Communications:**

\*The latest edition of the Eagle's Eye has been published and delivered to the home owners.

**Welcome & Recreation:**

\*New materials are available for new home owners.

**Old Business:**

\*None

**New Business:**

\*Items to touch upon for Monday evenings community meeting:

1. Address status of Association fees. Number of homes in arrears and amount.
2. Address why Board decided to contract out with Coastal Security.
3. Address storm water fees by giving a history of fees paid over the years and they can write to our representative, Mr. Jerry Stewart.

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

The meeting was adjourned at 5:40PM.

The next meeting will be Oct. 15, 2009 at 3:30PM at the EP Community Room.