

Eagle's Pointe Property Owners Association 2020 Annual Meeting Minutes

The meeting was held via ZOOM for safety sake with the Covid problem. BOD members present were President Frank Campbell, Bruce Kaiser, Gary McCamon, and Craig Onofry. There were 147 properties represented for a quorum, and 52 participants on the ZOOM site. The meeting was called to order at 6:30 with the facilitator giving instructions.

Approval of the 2019 annual meeting minutes were moved by Craig Onofry and seconded by Bruce Kaiser, and the motion passed.

Officers Report: President Campbell reported some of the last years highlights, the lake dredging, lake pipe connected, communication improvements, and the new signboard at the front drive coming in. Next Treasurer Kaiser reviewed that we are fiscally sound and \$9,700 under budget and should be at budget at year end. Our POA fees are increasing \$5.00 a month, this will allow us to keep reserves up plus we have \$21,000 a month in ongoing expenses. We need to put \$80,000 into the reserve account. We work within a fiscally sound budget; balancing wants and needs while being fiducially responsible. Secretary McCamon discussed strategic planning regarding prioritizing long term goals, and developing an Emergency Preparedness Plan, as well as working with committee budgets and increasing our reserve from its 91% level. Each year some major event seems to arise and this year, no surprise this year it is Covid. We have tried to make the best adjustments for a serious and dangerous situation with the responsibility of financial spending and most of all safety for our residents. Craig Onofry, member at large, reported that a year ago the golf course was very much unsettled, but now appears to be much better with an increase in members from under 10 to over 115. They still need to work on their lagoons since all the waterways are tied together in flood control during high water concerns.

Frank Campbell thanked Leo Kinsella for years of listing information on the front sign board. Also thanked for 16 years of service on various

committees and Board of Directors were Gary Bailey who resigned to enjoy some travel time with his wife Polly.

Kathy Bundy reported from the election that Frank Campbell was elected to the board.

Beautification committee was reported by Craig Onofry in Dan Desmonds' absence that 5-10 members take care of the pots and planting in the pool area. Mums and mulch were recently placed on streets within the community.

Social committee member Jane Riccardi talked about the 2 food drives that netted 158 and 196 bags of groceries for Bluffton self-help. Most all events this year were cancelled due to Covid.

Welcome committee chair Nancy McCamon had Gary McCamon report that members Jennifer Alexander, Kathy Smith, and Nancy Young welcomed 14 new families with small gifts and Eagle's Pointe items.

Architectural Control Committee co-chair Jim Poland thanked residents for cooperating with pressure washing and other improvement issues. Members Jerry Alcock, Melissa Davies, Rick Human, co-chair Cheryl Sarnecky, Susan Schiavon, and Penny Wrkich worked on 104 submittal requests this year. Please check with the ACC if you are making any change to the exterior of your property and grounds. Thank you for working within the Architectural Design Standards.

There was no old or new business to report.

The meeting was adjourned by Craig Onofry and seconded by Bruce Kaiser.

Open Forum: Insurance coverage and costs were questioned and reviewed by Gary McCamon. Our Directors and Officers coverage was rewritten to cover all volunteers not just the board and cost \$1,756 a \$223

increase. The Excess Umbrella policy was increased from \$5,000,000 to \$10,000,000 for \$247 more at a cost of \$1,511. Our Commercial Package policy for buildings etc., and primary liability went down \$229 to \$5,870. Our workers comp stop gap policy is \$570. Legal fees were noted this year for easement work and board member position. We spent over \$5,000 for pump and fountain work. The communication budget was exceeded but the newsletter is costly to print. We want to do more by email, but not all have email capabilities. Our board meetings are going to be the 2nd Thursday of each month at 1:00. We will still be using waivers next year. As per our legal counsel, which is part of the legal fees, one flag can be flown on a flagpole as an expression of freedom of speech. This has been questioned regarding political flags. We addressed continued security concerns and improvements as needed.

Live questions: Why not go with the full 10% increase in POA dues to reach the reserve amount now? We want to do slowly to fit everyone's budget. The board would like to open the fitness center, but cost, resident responsibility, and Covid have prevented to this point. We addressed the playground again as has been in many communications about reopening, we reevaluate monthly. We are looking at tennis court options for possible work.