

DRAFT

Eagle's Pointe Property Owners Association, December 6, 2021 2021 Annual Meeting Minutes

The meeting was held via ZOOM for safety's sake with the COVID problem continuing. BOD members present were Frank Campbell, Gary McCamon, Craig Onofry, Terry Gaither, and Jim Young all via ZOOM. There were 153 properties represented creating a proof of waiver and a quorum and it was reported that there were 47 Zoom viewers. The meeting was called to order at 6:30pm with the facilitator giving instructions.

Approval of the 2020 annual meeting minutes were moved by Eddie Hoyle Seconded by Terry Gaither and the motion passed.

Report of Officers

Frank Campbell – President sent the state of the community report via email and delivered 6 to mailboxes. Frank thanked all committees and volunteers. Frank also thanked Craig Onofry for his 6 years on the board and Jim Young and Terry Gaither for stepping up in 2021 when openings were created due to resignations of board members.

Craig Onofry – Treasurer reviewed highlights of the Budget Increase 4.29% \$1460. Annually billed \$365.00 per quarter. Several reasons for the increase this year, Inflation, aging of the community infrastructure, continue to build our reserve funds as recommended in the 2019 report by Miller – Dobson. End of the year 2021 finished with a slight surplus. Any monies not spent go into the reserve account. Delinquencies are low, the year end audit was clean.

Committee Highlights

Amenity Committee Review: Presented by Jim Young

Beautification Committee Review. Presented by Craig Onofry

Social Committee Review: Presented by Terry Gaither

Architectural Control Committee Review: Presented by Gary McCamon

Bundy Management Presented the Election Results

3 Year Terms Pete Caruso, Diane Hornung

1 year term Joseph Sarnecky

New Business–none Adjourn

Q & A.

The Zoom meeting was recorded and if you would like to see it, please reach out to Bundy Management

Eagle's Pointe – 2021 Year End Review

As we come to the end of 2021, the Board would like to provide you with a brief summary of the year. While no attempt is made here to list all that was accomplished and all the challenges of 2021, the following synopsis provides you with a sampling of the some of the key items.

- I. **Enhanced Communications:** The Board continued its practice of effective ongoing communications. Either a monthly update and/or a quarterly newsletter was provided on the major happenings every month. Additionally, important reminders and notices were sent out as needed. All individual correspondence was addressed in a timely manner.
- II. **Fiscally Responsible Budget Implementation:** Daily operations were completed within the confines of the approved budget. A slight gain in our Reserve Fund is expected, which enhances the community's sound financial position. A clean audit review was once again achieved highlighting sound fiscal management within all proper efforts.
- III. **Implementation of CDC Recommended Health Protocols:** In an effort to help keep our community safe through the ongoing COVID-19 Pandemic, the Board implemented numerous health and safety protocols. By following the data and making difficult decisions, our community remained safer from the efforts.
- IV. **Re-Opening All Amenities:** During the peak times of the pandemic, either restrictions were placed on amenity utilization and/or certain amenities were closed. As the numbers for the area improved, amenity utilization was increased. Currently, all amenities are now open for resident use. Again, by following the data and the CDC scientific based data, difficult decisions were made with the intent of keeping our residents safe.
- V. **Completion of Projects and General Upkeep:** A few sinkholes had to be repaired this year around drainage grates and pipes in our community. Minor lake work was completed on the fountains and other small projects. Enhanced cleaning of the tennis courts, front entrance walls and on and around amenities occurred. Drainage systems were monitored as a flooding control safety measure. New playground mulch was also added and some minor pool area maintenance occurred. Painting of the pavilion and areas around the pool are scheduled for the end of this year and into 2022. Algae eating fish have been placed in the lake to help enhance the health and aesthetics of the lake. Other items are completed as needed and will be added as our new Amenity Advisory Committee recommends.
- VI. **Enhanced Relations With Golf Course Ownership & Personnel:** Some major gains have been made in relations with the golf course ownership and personnel. The Members' Room was restored to our community for ongoing regular use as originally intended. For the first time in numerous years, following persistent efforts from this Board, the golf course ownership is sharing in costs for the front entrance fountains, plantings and general upkeep of the front entrance area (as written in our community's governing Covenants). This is a major step forward for our community. Communications between the Board and golf course (and residents) is once again occurring on a regular and healthy basis. We are greatly encouraged by these gains and efforts. The golf course management continues to work diligently on improving the course and helping it prosper, which ultimately helps us all.
- VII. **Projecting Forward to 2022:** A new budget is a forward looking document. The current Board has budgeted for a full social calendar for the new year. It has also built in monies for ongoing projects around the pool, playground, lake, pavilion and other areas.
- VIII. **Overall:** Despite the many challenges 2021 brought, our community continued to move forward in many positive directions helping Eagles' Pointe to remain a great community to live and helping to enhance the value of your home and community in general.

Wishing All the best in Health and Happiness!

Frank Campbell, Gary McCamon, Jim Young, Terry Gaither, Craig Onofry