

EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
MINUTES
January 14, 2002

The Eagle's Pointe Property Association Board of Directors meeting was held on January 14, 2002 at 4:15 PM in the Owners Room at the Clubhouse. Present were Bill Gordon, Jill Barbor, Paul Adkins, Todd Elliott, and Steve Emerick. Committee chairperson Sue Howard of the ACC was present. Robert and Kathy Bundy were there for the management.

Minutes from the December 10, 2001 meeting were approved as submitted. The Board unanimously passed the Treasurer's report.

As of January 14, 2002 Centex has closed on all but 41 homes. If sales continue at the current rate Centex should be out of Eagle's Pointe within the next six months.

The front lights at Eagle's Pointe have been repaired. Kathy informed the Board that Links Corp. would be sending a bill out on Friday. Palmetto Electric has only one meter for Eagle's Pointe, Centex, and Links Corp. One bill is sent. Palmetto is working on a way to either have more than one meter or bill each entity separately.

Kathy informed the Board that Links Corp. no longer wishes to use Magnolia to do the landscaping. Links Corp. is going to do it themselves. Links Corp. says that Eagle's Pointe will be billed the same amount that we have been paying for Magnolia's services. Bill Layman will be billing Eagle's Pointe in the future. The Board will have to keep tabs on landscaping and bills.

Kathy told us that Eagle's Pointe has expensed the rest of the pine straw bill to Centex. As of now Eagle's Pointe POA is showing a profit and will have to reimburse Centex. Centex gave Eagle's Pointe POA \$15,000 to pay our bills. Once Links Corp. is paid we will still owe Centex a refund. Centex has been charged for 1/10th of the homeowners' dues for each lot they still own October through January. Kathy has credited the amount for October, November, and December against the balance of the \$15,000. Bill and Kathy agreed that invoicing Centex to create a paper trail would be a good idea.

Bill received an offer from Woody Mead at 105 Muirfield to take over as the Webmaster. Bill gave him the go ahead. The new web site may cost \$10 a month.

The Board may send a letter to homeowners advising them of the oily mess that the Waste Management trucks are leaving behind while collecting trash. These spots are nearly impossible to remove and there is concern that chemically treating them may damage our lakes and ponds.

Sue Howard gave a brief review of the Greg Shanks/stucco porch situation. He requested, and was given, an extension to have the stucco covered with either vinyl siding or hardy plank. Mr. Shanks has been given until the 19th of January to complete this repair. If the work were not completed by the 19th the ACC would like the Board to approve sending the matter to an attorney. If the work is not completed Mr. Shank will have to tear out the stucco entirely and have the entire addition approved by the ACC. If Mr. Shanks starts work but isn't finished by the 19th, he will be given one (1) additional week. Bill Gordon brings a motion to take the issue to an attorney, Bob Deeb, on January 21, 2002 if the work is not done. The motion was seconded and passed by a unanimous vote.

The proposed ACC regulations began to be discussed. It was decided that more time would need to be devoted to discussing the regulations and a separate meeting would be held. Such issues as submittal fees, deposits, mailbox repairs, color boards, and play equipment were briefly touched on.

A motion was made by Steve Emerick to pass the change to the 1st amendment to the bylaws. This amendment would correct the reference made to book 923, page 1537 because it refers to it as covenants throughout the bylaws. Since this is a reference change, not a bylaw change, the Board will pass the change without the 2/3 vote from homeowners. The motion was seconded by Paul Adkins and unanimously passed by the Board.

Kathy is working on "New Home Packages" which would be given to all new homeowners buying resale's in Eagle's Pointe. These packages would include among other things the covenants. There was some discussion about whether or not to charge the homeowner for this packet. The Board agreed to wait and see what the cost is to have Budget Print make up the package.

Bundy Management will order pool pass in March once the Recreational Committee has decided on the specifications.

The Board will meet on January 21, 2002 at 4:00 at the Barbor house to discuss the ACC Regulations.

Being no further business to come before the Board, the meeting was adjourned at 5:15 PM.

Sincerely,

Jill L. Barbor