

Eagle's Pointe Property Owners' Association
Board of Directors Meeting
MINUTES
June 21, 2005

The Eagle's Pointe Property Owners Association Board of Directors' meeting was called to order by President Scott Witcher on June 21, 2005, at 3:30 pm in the Association Room at the clubhouse. Present for the Board were Scott Witcher, Ron Schmiedeker and Jim Breininger. Present for Management were Kathy and Robert Bundy. Also in attendance were Gary Bailey and Joe Pantano, co-chairmen of the ACC.

Review of Minutes of the May Meeting:

Three changes were suggested: 1) specific names and addresses of owners are not to be included in the BOD minutes; 2) from the Treasurer's Report, mention of a review of the February financial report is to be dropped; 3) in the Treasurer's Report, items number #9 and #10 were to be spelled out. With these changes, the Board unanimously approved the minutes of the May 12 meeting.

Treasurer's Report

- The question of the necessity of street-sweeping and its attendant cost was raised. Robert Bundy explained that this was required under the Stormwater System Monitoring statute which Beaufort County put in place at the very beginning of the construction of Eagle's Pointe. Past President Bill Gordon had tried hard to have this statute lifted, but to no avail. Bundy will speak to county engineer Robert Klink about the possibility of now having the street-sweeping and stormwater monitoring requirements dropped.
- Robert Bundy will try to find out from the Greenery why the water bills for irrigating the common property on Glen Lakes Dr. and the eyebrow on Muirfield are so much higher than the other circles.

The Treasurer's report was accepted and approved.

Management Report

Robert and Kathy Bundy reported on many routine matters as well as the following specific items:

- We are awaiting a quote from a contractor for the Phase III roads, so that we may have the final price for sealing all the roads of Eagle's Pointe.
- The project to remove the decayed limb of the large tree at the pool has been completed and the laurel oaks have been pruned.

- We are awaiting a quote from the Greenery for reseeding parts of some of the circles instead of the very costly resodding.
- Parking golf carts on the grass at the playground has caused a sprinkler head to be broken. A note will be sent to all owners that this is not a parking area.
- The worn spots on the bottom of the pool are caused not by wearing away of the paint, but rather by the wearing away of the shell cover. Plantation Pools has already submitted a proposal to correct the problem.
- The BOD agreed to have Bartlett Trees remove the damaged tree on Mulligan Circle. They will do it this week.
- Since substantial funds are accruing in the Money Market fund and are not needed for immediate expenses, the BOD approved moving much of it to a 12-month CD.
- The Board agreed that for the present, cleaning the pool, pavilion and bathroom areas twice a week is sufficient. Should it later appear that this is insufficient, extra cleanings will be added.
- New chaise lounges have been added to the pool area.

ACC Report

Co-chairmen Pantano and Bailey were attending the meeting to see how Board meetings are run. They had nothing specific to report from the ACC.

When asked about the status of the new house color sheet that is to be appended to the new ACC standards, Mr. Pantano promised to try to have it by the end of the week.

Until the new ACC standards are published, commercial vehicles are being permitted to park in Eagle's Pointe.

Beautification Committee

There is a question about who is responsible for the landscaping around the Stratford Drive bridge. Answer: LinksCorp is doing the landscaping and the POA is paying for the irrigation.

A violation letter is to be sent to an owner who is allowing her dog to run around freely.

Infrastructure

- All damaged stop signs have been repaired except for the one at the corner of Muirfield and Eagle's Pointe Drive.
- The re-painting of all lampposts in the community was completed this week.

- The proposal of the Greenery to re-sod several areas of the property was deemed too expensive and was rejected.

Newsletter

Thanks to several ads, the recent Eagle's Eye actually made a profit. Articles for the September issue are needed and welcome.

Safety and Security

- The matter of mulching the playground area was tabled until Jim Sotis' return..
- The Board has received correspondence from an owner concerning the safety issue involved in having Bluffton Today delivered to vacant homes. After discussion of several options to handle the problem, it was agreed that Kathy Bundy will include a letter with the current homeowner assessment bills that will request owners to pick up and dispose of newspapers left at homes of neighbors who are away.
- A check to Palmetto Electric has been prepared for the installation of new lights at the pool and parking lot area.

Social Committee

There will be a community Fourth of July party at the pavilion on July 2. It will be catered by Mindi Meyaard from the Golf Club. A Luau party is also scheduled for August 13.

Old Business

- Centex has completed the work of refurbishing the arbor next to the pool.
- There is no possibility of LinksCorp taking over the landscaping of our community . Kevin Morgan's boss wants him to care only for the golf course. Also, when Kevin submitted his bid to do the work, he had not known the full scope of the work that we require.
- A question was raised about the inclusion of EP license plates and tote bags in the welcome packages. Brent Carlson has told us the LinksCorp holds the copyright for the EP logo and will not allow us to use it.

New Business

The entire New Business portion of the meeting was spent answering inquiries of the ACC co-chairmen, Messrs. Bailey and Pantano.

- Messrs. Pantano and Bailey inquired about the legality and possibility of changing the master covenants and the EP CC&Rs, since they are interested in doing so. Kathy and Robert Bundy gave them a full explanation as to the difficulties in doing so.
- They asked about the possibility of having special assessments on all owners. Mr. Bailey suggested having an assessment destined specifically for the reserve fund.
- Questions were raised as to the rights and limitations of the Board of Directors to set a budget and spend money.
- The possibility of having special meetings of the Property Owners Association was brought up. Mr. Bailey is in favor of allowing property owners to come to Board meetings, but not being permitted to ask questions. He proposes allowing owners to e-mail their concerns to the Board before meetings.
- Bailey also suggests passing a special assessment on all owners for funds for a gate that would make EP a gated community. Robert and Kathy Bundy explained that former president Bill Gordon had done tremendous research into that matter. He discovered that EP does not meet the county standards for a gated community. To become such would require major upgrades that would require major financial outlay. It was also noted that at the time EP was built, there was a tremendous feeling against having gated communities in Beaufort County.

After this lengthy question period, a motion to adjourn was made, seconded & approved. The meeting was adjourned at 5:35 pm.

Respectfully submitted,

Jim Breininger, Sec. pro tem.