

Eagle's Pointe Property Owners Association
Board of Directors Meeting
Minutes
15 April 2004

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President Robert Erickson on 15 April 2004 at 3:35 pm in the Association Room at the Clubhouse. Present for the Board were Robert Erickson, Jim Breininger, John Dwyer, Todd Elliot, and Scott Whitcher. Present for the Management were Kathy and Robert Bundy. Also present for the Beautification Committee was Roland Spressart.

The Board unanimously approved the minutes from the 11 March 2004 Board meeting.

The March financial report was reviewed and approved. A money market account was opened at Lowcountry National Bank in the amount of \$40,000 which will draw 1.4% interest. This was done because there was over \$100,000 in SCB&T. There are 43 owners on the accounts receivable for POA assessments. Of that number 31 owe for the 4/1/04 quarter and are not yet late. Delinquency letters were sent to 7 who owe for previous quarters plus late fees.

ACC Report: At their monthly meeting on 12 April the ACC handled routine requests for projects from Eagle's Pointe residents. The ACC requested the Board's input on the issue of the daily open house signs at 83 Muirfield. The Board recommended a letter be sent to the owners, with a copy to the realtor, stating that all signs must be approved by the ACC and that the intent of open house signs was for occasional use not on a daily basis. The letter should request the signs be removed immediately. The ACC plans to meet on 19 April to continue to review the current design standards. This meeting will be a continuation of their meeting held on Saturday March 13 to reviewing the standards.

Infrastructure Report: Roland Spressart, the new Lake sub-committee chairman, presented information on the lake fountain replacement. Roland also provided the Board with a map of the lake showing the areas of deficiencies. The map identified the locations of retaining wall and path problems. It also indicated areas of the lake where there was aquatic growth that still must be taken care of by the lake maintenance contractor. Roland recommended that a qualified retaining wall engineer be hired to give us suggestion as how to fix the path and retaining wall. The Board requested Robert Bundy to contact Thomas and Hutton to get an estimate on how much their cost would be for consultant fees.

Jim presented a draft letter from the Beautification Committee chairperson concerning plant and tree recommendations. This is the letter that will inform the residents of a list of approved trees and plants that may be planted in common areas adjacent to the owner's property around the lake. The Board discussed the letter and recommended that it be rewritten to indicate that if a non approved planting is desired it must be approved by the Beautification committee.

Roland stated he saw several kayaks in the lake. He was concerned that since there is no launch ramp that someone could be injured while launching their boat. The Board noted that it would be some time before funds would be available for such a ramp but his committee should research the project and report back to the Board.

Management Report: Robert reported that Jeff Wiggins believes, with the exception of the replacement of approximately 120 feet of curb in Phase 1, that all work on the punch list is complete. He believes the curb replacement will be completed within a couple of weeks. Robert believes that the Board and the ACC should meet and do a walk through with a list in hand to verify all work has been done. Bob stated that the ACC has a lot on its plate at this time and the Board will do the walk-thru.

Robert also reported the irrigation is almost complete and the plantings should be started and completed within a couple of weeks.

The Greenery is ready to start work on the end of Glen Lake Ave and wants to know who will provide a tap in to their water supply. Margie Sollish will get the information to Robert and he will pass the name to the Greenery.

Robert has heard nothing new from the BJWSA on painting the fire hydrants.

The original deed for the common areas in Phase 2B and Phase 3 has been recorded in Beaufort County. A copy was provided to the Board President and Secretary.

Old Business:

A chairperson is still needed for the Social committee. A note was put in the last newsletter.

Margie Sollish has purchased the park benches and they will be picked up and put in the circles this weekend.

New Business:

A letter has been sent to all residents notifying them about the Boards plan to have dead trees in the common areas removed. They were directed to notify the Board if they have any dead trees so that we could advise the tree removal contractor and possibly get a better deal for the common area work. The Tree contractor will work directly with the owners for work on their property.

The lake fountain replacement was discussed from the list of options prepared by Tony and Rolland. Three options were presented ranging from, replacing the non-working fountain, putting it in the large center area and relocating the working fountain to the south side of the lake bridge; to doing the above and also adding three additional fountains for the lake. The options were for fountains to be purchased from a Florida company. The Board had previously received a cost estimate from Estate Management to

replace the broken fountain to include installation. The Florida company did not include an installation cost or warranty information. The Board requested Rolland get back with the Florida company to get a total cost for the fountains with installation. Robert will contact Estate Management to get prices for similar fountain pumps as proposed by the Florida company. The matter was tabled until the information was received from both companies.

The board addressed the problem of bicycles, motor scooters, and other vehicles on the lake path. Per the Common Area Rules the lake path is for foot traffic only. No bikes, golf carts or any other motor vehicles, other than a maintenance vehicle, are allowed. The Board approved the purchase of two signs to be installed on each path going to the lake to indicate that the lake path was for walkers only.

The need for an Owner's Forum was discussed. There appears to be no pressing issues at this time so the issue was tabled until an issue arises.

Scott noted all the work Woody Mead has put into the Eagle's Pointe page. He recommended that as a token of appreciation from the Board on behalf of the entire community the Board present Woody Mead with a dozen golf balls for his work as the Eagle's Pointe web site webmaster. The proposal was approved unanimously.

Being no other business the meeting was adjourned at 5:25 pm.

The next Board meeting has been scheduled for 13 May 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary