

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

Prior to the start of the monthly Board of Directors meeting those present (see below) met to discuss vandalism at Eagle's Pointe. The group was trying to come up with a plan on how to react to past and future vandalism at Eagle's Pointe. After some very good discussions it was decided that any resident witnessing the result of any vandalism, or any vandalism in process, should contact the sheriff's office and one of the members of the Board as soon as possible.

The Eagle's Pointe Property Owner's Association Board of Director's meeting was called to order by President John Dwyer on 15 July 2004 at 3:57 pm in the Association Room at the Clubhouse. Present for the Board were John Dwyer, Jim Breininger, Todd Elliot and Scott Whitcher. Present for the Management were Kathy and Robert Bundy. Also present were Eagle's Pointe residents, Joyce Erickson, Steve Krasinski , Tom Menner and Roland Spressart.

The first order of business was the appointment of a new Board member to replace Bob Erickson. The following residents, Joyce Erickson, Tom Menner and Roland Spressart, were introduced and given the opportunity to make a brief presentation as to why they should be appointed to the Board. All applicants gave excellent presentations and were then excused to allow the Board to make a decision. The value to the Board of each applicant was discussed and a decision was made unanimously to select Joyce Erickson as the new Board member. Joyce will serve until the December annual meeting when she will have to stand for election for a full term. John will write a letter to Joyce notifying her of her selection and to the other two applicants thanking them for applying and letting them know they will be the first to be notified if there is another vacancy on the Board.

Review of minutes: The Board unanimously approved the minutes from the 17 June 2004 Board meeting.

Treasurer's Report: The June financial report was reviewed and approved. Forty seven owners are on the accounts receivable for POA assessments. Of those, thirty eight owe only for the current quarter which was billed on July first. The Beautification committee budget line was credited for the cost of the benches that were used to replace the benches that were destroyed by vandalism. The charge was moved to the recreation area line.

Management Report: Robert Bundy brought samples of different type and grades of coquina for the Boards information. The cost runs approximately \$17 for a 50 pound bag. Robert is still looking to see what we can get for the \$2,200 we have budgeted for coquina replacement.

Robert and Kathy met with Jeff Wiggins and Greg Lovette of Centex about another matter. At that meeting Greg brought up about the Eagle's Pointe Punch List. Robert recommended that Greg call John Dwyer but as of this meeting the call has yet to be made.

ACC Report: At their monthly meeting on 12 July the ACC handled several routine requests. Differences of opinions between the Board and the ACC continue concerning the Design Standards. Matt Michalak was to attend the BOD meeting to explain the ACC's position, but he was unable to attend. An extended discussion was held by the Board about the situation, the Design Standards and CC&Rs. The board feels the CC&Rs, which were written by CENTEX for their benefit during the initial build, is not a document that must be followed exactly by today's residents. The board feels the Design Standard is the vehicle by which the CC&Rs may be interpreted so it meets the current needs of the 249 Eagle's Pointe home owners. The ACC feels the CC&Rs is written in stone and can not be changed. The Board is currently at a loss as how to deal with the Board/ACC conflict.

Beautification Report: The committee had a planting around the lake on 19 June. There was a very good turn out of volunteers and the plantings look very good. John will send Margie a letter from the Board telling her how much we appreciate her work.

The irrigation work on Eagle's Pointe Circle is still a problem. A total of 9 zones have been identified with no power. The greenery inc does not want to put in 9 battery units. The greenery inc does not believe the power can be tapped of one of the lamp poles even though this is being done in the Forest Hills Circle. Currently we owe the greenery approximately \$900 for work to date. They have proposed another \$1,000 to complete the work with power. This proposal is on hold until a meeting is held between the Bundys and the greenery inc.

Social Committee Report: The 4th of July party was well attended and everyone had a great time. Many volunteers helped to make the total work light for all. The next party is planned for 7 August and will be a covered dish beach party with the committee providing hot dogs, hamburgers and soda.

Infrastructure Report: Roland reported that the new fountain was not working as well as when it was initially installed. He will call Estate Management to have them check it out. The old non-working fountain was removed.

A cost of \$3,800 was reported by Thomas & Hutton Engineering Co as the cost for them to do a report on what would be needed to fix the path around the lake. The Board had requested that Robert Bundy check with other engineering firms to see if it could be done for less. Robert called several other firms but none have responded and after discussion the board voted to authorize Thomas & Hutton Engineering Co to proceed.

Old Business: John talked to the president of the Crescent POA concerning Centex and dead trees. The Crescent POA felt that that would be dealing with specific issues with specific persons and their responsibility was to the entire community therefore they only provided support to the individuals. The Eagle's Point Board will follow the same pattern.

John also talked to the Crescent POA about their Garbage Contract. The Crescent put out bids and put the low bid out to any Crescent home owner who wanted to use it. The Crescent had a large response.

Scott provided a suggested list of new committees along with their responsibilities. There was not enough time to review it at this meeting so John requested everyone review it and make any other committee requests via email.

New Business: Scott brought a suggestion to the Board from Woody Mead, the Eagle's Pointe webmaster. He suggested that photos of the BOD and committee chairs be included on the Community Web Page. The Board thought this was a good idea. Scott will work with Board members and committee chairs to take their picture and get them to Woody for the web page.

Being no other business the meeting was adjourned at 6:00 pm.

The next Board meeting has been scheduled for 12 August 2004 at 4:00 pm in the Association Room at the Clubhouse.

Respectively Submitted,

Scott Whitcher
Secretary