

**EAGLE'S POINTE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 13, 2008**

The Eagles Pointe POA BOD's meeting was called to order by Vice-President G. Bailey, on March, 13, 2008, at 3:30PM. Present were Celia Beauchamp, Joe Pantano, Dan Wilbert, Kathy Bundy and Robert Bundy.

Absent were: Ray Schurgot

Homeowners present: Al Trivison, Joe & Lynn Cutshall

Homeowner Mr. Trivison presented his appeal regarding the non conforming fence in his back yard.

- His interpretation of Design Standards allowed for a dog run.
- Felt a chain link fence was tacky.
- Had neighbors sign petition that indicated they didn't object to the dog run.
- Filed paper work with ACC and his request was denied.
- One member of ACC at the time favored his position.

Minutes of the February 14, 2008 meeting were reviewed. Motion to accept was made, seconded and unanimously approved.

**President's Report:**

Ray via notes reported that a draft of the annual meeting minutes (Dec 2007) were completed (3-7-2008) and sent to Woody Mead for posting on the web. Minutes will be reviewed for approval at the next Annual Homeowners Meeting in December, 2008.

Regarding the 3/3/2008 quarterly homeowners meeting:

- Speeding problem – Sgt. Covington will advise if speed monitor can be placed on property for a period of time.
- What do we do about additional “Stop Signs” for the neighbor.?  
Discussion on this item resulted in a rejection of the proposal at this time. The additional number of stop sign is to high and we need to determine how to get people to stop at the signs currently in place. Need some effort to make residents and visitors more aware of the speed limits and stop signs.
- Will we be able to post financial statement to the EP website?  
As discussed later in the meeting, this will be done.
- Ray will contact R. Klink, County Engineer to confirm placement of monitoring stations on the EP property. Appears some have been placed on the EP Golf Course. An explanation is needed about the monitoring devises being put on holes #6 & #8 of the golf course. The BOD was under the impression that the devises would be placed on Eagles Pointe property, mainly the lake.

NOTE: It was agreed upon that the notes from the quarterly meeting should be posted on the web site for all home owners to view.

**Treasurers Report:**

Added a line item showing Links Corp./Road Reserves to the Final 2007 Balance sheet to show monies held jointly with Links Corp for repair of Eagle's Pointe Drive.

Fe. 2008 expenses reviewed – all accounts with the exception of the ACC are within normal spending guidelines. Over budget line item is for Jan. and Feb. 2008 letters to owners.

Motion was made to put the revised Dec. 2007, balance sheet and budget comparison on the web site. Motion was seconded and unanimously approved. Documents will be sent to Woody for posting.

**Management Report:**

- The yield sign at the entrance into Eagle's Pointe was installed.
- Management has been in contact with M/Sgt. Covington of the Beaufort Sheriff's Dept. After much discussion it was determined that the form which is attached (Consent To The Application Of South Carolina Uniform Act Regulating Traffic To The Private Roads Within Eagle's Pointe – Management Reference #Sheriff3-08-1) must be completed and submitted to the Sheriff's Department to Colonel Baxley for Sheriff's approval. Once the Sheriff approves the form then it must be recorded in Beaufort County

Register of Deeds Office. Once approved and recorded then Beaufort County Sheriff's Deputies will have the right to give traffic violation tickets within Eagle's Pointe.

- BOD members present signed document and Management Rep will submit.
- According to the last billing cycle which covered through 2/7/2008, all the irrigation stations remain off.
- The new quarter began 1/1/08. There are 23 out of 249 owners on the aged receivables. Fifteen (15) owe the current quarter plus late fees and finance charges. One (1) has a lien, three (3) owe less than \$50.00 (paid incorrect quarterly amount), three (3) owe last two (2) quarters plus late fees and were sent delinquency letters on 2/19/2008. One (1) still owes the fine and the first quarter.
- Number 6 Muirfield is now owned by Washington Mutual. They sent in a payment of \$477.50 to be applied against the bad debt written off last year. This payment was for the maintenance expense spent.
- Certificate of Insurance for Liability and Workers Comp has been received from Total Lawn Care.
- Management was in the development in the month of February on the 6<sup>th</sup>, 14<sup>th</sup>, and 27<sup>th</sup>.
- There has been one closing thus far in March (131 Muirfield). Management has also been contacted by the closing Attorney's for two (2) additional closings (13 Glen Lake & 56 Stratford) also scheduled for March.
- Management is getting ready to do the next quarterly mailing. This mailing will include 2<sup>nd</sup> quarter fees, a Home Owners Info/Data sheet for updating, a lawn maintenance guide and the requested year end balance sheet.
- As a matter of information the BOD was reminded that Management does send each new Home Owner a copy of the Covenants as well as the Design Standards.
- Having much difficulty in locating the home owner for 16 Muirfield. All mail including registered letters are being returned.

### **Committee Reports:**

#### ACC:

See minutes from 3/11/2008 meeting.

- Two new members have been appointed, Lynn Cutshall and Cal Roberts.
- Due to the additional membership the committee elected Janet Wurtz as the permanent Chairperson.
- Recommended changes to the Design Standards submitted by the ACC were reviewed. The BOD came up with some revised wording. This revised wording plus a request to amend section VI-J will be presented to the ACC by liaison G. Bailey.
- G. Bailey will also inform the committee that he will not be attending the meetings after April but will still be available to the committee whenever they request his services.

#### Beautification:

- Under the guidance of Marge Solish & Lynn Cutshall a new club, "THE GARDEN CLUB," is being formed.
- Marge Solish informed the BOD that she is willing to help with the "Home of the Month" best looking yard award. She would however like to give the program some thought to come up with ideas on how and when to implement and determine what the criteria will be. Hopefully we will have a program by our next meeting.
- Large Oak on Stratford needs attention

#### Infrastructure:

- Review Lake Project – final completion of path improvements – discussion on this topic has been tabled for now.

#### Safety & Security:

- Three (3) homeowners signed up at the quarterly meeting to serve on this committee.
- It has been suggested that we empower the committee to come up with some ideas on how to curtail speeding before we go to more "Stop" signs.
- It was suggested that we paint yellow lines where ever a potential speed bump would be placed. Maybe if drivers realize where they are and how many they might become more cognizant of the speed limits.
- A study of traffic approaching stop signs at Muirfield & Eagle's Pointe Dr. and Stratford & Eagles Pointe Dr. was conducted. The study was done at 7AM by Joe Cutshall the morning after the quarterly meeting with the following results recorded:
  1. Muirfield & EP Drive:  
57 cars observed: 3 came to a full stop, 4 stopped due to oncoming traffic and 50 rolled through

2. Stratford & EP Drive:

28 cars observed: 3 came to a full stop, 25 rolled through

- The BOD has requested that Joe conduct another study be done with the results available by the next meeting.

Social:

- A one page flyer listing the EP Spring activities was put in all homeowners paper box.
- Wednesday, 3/19 the nine hole golf league starts
- Saturday, 3/22 at 11AM at the Pavilion the Annual Easter Egg hunt will be held.
- Saturday, 4/5/ from 8AM till Noon – Spring Community Garage Sale
- Saturday, 4/26 7PM till ? at the Pavilion – Oldies Band Paradise Bay will be entertaining - \$10 per person and BYOB

Communications:

Need to start gathering information for the next newsletter schedule for late second quarter.

Welcome & Recreation:

No updates.

Old Business:

No updates.

New Business:

- A list of changes regarding new volunteers and the committees they serve on will be send to Woody for updating of the web site.
- Management will transmit the latest update of the EP Directory to Woody and other Board members. All future changes to the directory will from this point be forwarded to Woody and a member of the Board. Woody will use these change updates to keep the Directory current.
- The BOD Treasurer has proposed and made a motion to create a line item and it be added to the budget that will segregate funds specially to “ROAD RESERVE ACCOUNT.” This line item account will show how much is being set aside specifically for roads. The Treasurer suggested that the board place at least the amount of the 2008 reserve assessment increase into this line item in 2008. The motion was seconded and passed unanimously.

Miscellaneous:

REA Construction has contacted Management and indicated that they are willing to come out to Eagle’s Pointe and give us a report on the condition of our roads as well as an estimate on the cost of having the roads repaired. We will request that the breakdown be given in two (2) parts. Part I should be Eagle’s Pointe Drive (which is a shared expense with Links Corp) and Part II should be the rest of the roads in Eagle’s Pointe. An attempt to get a second estimate will also be made.

The BOD members present agreed unanimously that the quarterly meeting was very successful. It was felt that the discussions were excellent and the whole atmosphere was one of working together for the betterment of the community.

The meeting was adjourned at 6:PM.

**The next meeting will be April 10, 2008 at 3:30PM at the EP Community Room.**