

**Eagle's Pointe Property Owners Association  
Board Of Directors Meeting  
April 20, 2011**

The Eagles Pointe POA Board of Directors meeting was called to order by President Joe Pantano, on April 20, 2011, at 3:30PM. Present were Cille Beauchamp, Dan Wilbert, Gary Bailey, Kathy Bundy & Robert Bundy.

Absent: Lynn Salazar

Motion to approve the minutes of the February, 2011 meeting was made. Motion was seconded and approved.

**President's Report:**

Project Updates:

- Lake Project - completed - we will keep watch on the area that washed away a few times
- Front Entrance Project - complete
- Pool Filter Upgrade - complete
- Baby Pool Painting - complete

Fire Inspection:

Recent inspection of the pavilion by the Fire Marshall result in four violations. These items have been or are in the process of being addressed.

- Fire Extinguisher - has been checked and recharged - complete
- Exit Signs & Emergency Illuminating Signs in Restrooms - all fixtures were outdated and needed to be replaced - complete
- Wiring for the irrigation system located in the chemical storage room - electrician will have fixed by 4/22/2011
- Propane Tank Storage - We will reduce number of tanks from 3 to 1 and will ask the committee to bring tank when needed. Refill of tanks can be funded with budgeted monies.

New ACC members:

- The BOD approved Ron & Ruth Schmediker as new members of the committee.

Review of bids to fix catch basin in front of 54 Stratford:

- The Board reviewed the two bids to repair the catch basin and elected to go with MAJ Enterprises, Inc.
- Cost of the project will be \$565.00.

Motion to approve bid was made, seconded and approved.

**Treasurers Report:**

- Budget on target.
- Motion to pay fourth quarter 2010 invoices from golf course was made, seconded and approved.
- Discussed at length the state of the past due condition of quarterly fees. The Board is very concerned about this situation and discussed the possibility of having to eliminate some services. It was recommended that this become the major topic for the June community meeting. **Additionally, all owners on the receivables as of 4/20/11 are to be sent notices that unless payment is received or arrangements for payment is received by 5/1/11, their use of the association amenities including the pool, pavilion and tennis courts will be terminated.**

**Management Report:**

1. The front entrance sign has been repaired per specifications.
2. Received two quotes to seal catch basin in front of 54 Stratford. One quote was for \$4887.00 and the 2nd quote was for \$565.00. Management and a member of the Board met with both contractors.

3. The 3 issues with the pool have been completed. They are (1) the new DHEC requirement to reduce the cyanuric acid levels in the water, (2) the changing out of the media in all filters and (3) repainting of the kiddie pool. The one remaining item is the patch for the adult pool. Plantation Pool indicated that they needed warmer weather to complete this item.

4. The "Slow Children at Play" signs are in.

Note: Gary and Joe will put up.

5. Management walked the Lake Path on Monday (4/18/11) and the recent repairs to the wash outs made by LeGrand appear to be working.

6. Plumber checked for leaks at the pavilion and found none. Water was turned back on and TLC has been asked to check all irrigation in the development to insure sprinklers are covering the grass and not the pavement.

7. Three companies were asked to quote on platforms for the lake to possibly entice alligators to sun on them rather than the pathway. The cost ranged from \$275.00 for a 3' by 3' up to \$4000.00 for a 12' by 12' platform. The Board voted to pass on this home owner request.

8. Home owner request to address fire ant hills behind homes on the lake was addressed by TLC.

9. New light fixtures have been installed in restrooms. Fire extinguisher has been checked and approved. The electrical work for the hookup in the chemical room for the irrigation system will be addressed by an electrician used by TLC.

10. Management had to have the back flow preventer tested as required by BJWSA. It met the test requirements and the results were reported to BJWSA.

11. As of 4/20/2011 there were 54 owners on the receivables, of which 22 owe more than \$400.00.

- There are 7 liens filed
- There are 5 homes in foreclosure
- There are 3 homes in bankruptcy
- Management sent out 7 delinquency letters in February. The Association attorney sent out demand letters to 3 delinquent property owners in March. A lien was filed on one property as a result of the demand letters. The board authorized filing three other liens on April 25<sup>th</sup> if payment is not received by that date.
- Thus far in 2011 there have had been 6 closings

12. Management was on site in February on the 10th, 18th, and 28th.

13. Management was on site in March on the 4th, 15th and 25th.

14. Management representative left a message for Brian Pitts (Attorney) requesting information on the status of ownership of 7 Abington Lane. To date we have received no response.

15. The rental agency for 13 Muirfield has been notified about removing the Budget rental truck from the driveway.

Note: New tenants were notified and were not aware of the rule and will remove it.

16. The 2011 Annual Home Owners meeting has been scheduled with Palmetto Electric (Virginia Gaffney 726-5551) for December 1, 2011. The room is reserved from 5:30 to 9PM.

### **Committee Reports:**

#### **ACC:**

- Reviewed ACC minutes.
- Reviewed Citations.

Instructed Management on what action to take regarding each citation.

#### **Beautification:**

- President presented a request by the Committee to purchase a new bench for the playground area. The cost of the bench would be approximately \$300.00. The Board, based on the condition of past due fees felt the if a new bench is needed than we need to look at something less expensive.

#### **Safety & Security:**

No updates

**Social:**

- Dates for most of the 2011 activities were published in the recent newsletter.
- Based on the recent home owner requests for more notice regarding the semi annual garage sales, the Board will get with the committee to set the date and have it posted earlier.

**Communications:**

- Second quarter newsletter has been published and distributed.
- Due to the poor contrast of the advertisements in the newsletter the BOD will recommend to Holly D. to reprint all advertisements in the next newsletter at no charge to the advertisers.

**Welcome & Recreation:**

No updates

**Old Business:**

None

**New Business:**

None

**Motion was made to adjourn the meeting. The motion was seconded and approved.**

The meeting was adjourned at 4:45PM.

The next regular Board meeting will be on Wednesday, May 11, 2011, at 3:00PM in the members room at the clubhouse.