

Eagle Harbor Homeowner's Association, Inc.
Minutes of the Board of Directors Meeting
Of the
Master and Sub-Association Board Members
Thursday, May 22, 2008
Eagle Harbor Clubhouse
5:30 p.m.

Present were:

Mike McClure, President
Johnny George, Vice –President
Patrick Ryan, Treasurer
Mary Heath, Secretary

Other Attendees:

Dana Shotts-Neff, President, Chesapeake Bay Management

The meeting was called to order at 5:35 by Mike McClure, President. A quorum of Board members were present. Also in attendance were Board members from Woodbridge Condominiums, with a Board member from Lighthouse Commons arriving at 5:45.

At last month's meeting there was discussion about formalizing an advisory committee with representatives from the sub-associations. A draft has been drawn up by the HOA attorney for review and discussion where specific privileges will be spelled out.

Representative from Woodbridge conveyed an ongoing problem with sewage issues due to the close proximity to the shopping center, and the fact that they are at a lower drainage level. Successful contact has been made with the county and a letter will go out from the Woodbridge HOA informing residents about these sewage issues.

Some planting by volunteers of purchased flowers has saved Woodbridge some money in labor from the landscaper. There is a near and possibly ongoing problem with oak trees that have grown over the last 5 years and are close to causing sidewalks to crack, entering drain lines, etc. In order to remove the oak trees, 2 trees must be planted in their place, according to the county.

Lighthouse Commons reported that Ernie Rorrer was chairman of the committee that would investigate and obtain sign proposals for the entrance to Lighthouse Commons.

Transportation Department of Isle of Wight County Schools was notified of an incident of school children cursing at the corner of Shoreline and Whippingham Blvd. bus stop. The homeowners were assured that the matter would be addressed and followed up as soon as possible.

VDOT has notified the sub-associations that there was not enough pedestrian traffic to warrant a crosswalk for their homeowners on Route 17. A letter will be drafted by our managing agent to further investigate their findings. An additional joint meeting was scheduled prior to the upcoming HOA meeting for 5:30 p.m. on June 26, 2008. In the future, unless otherwise notified, we will maintain this schedule.

Eagle Harbor Homeowner's Association, Inc.
Minutes of the Board of Directors Meeting
Thursday, May 22, 2008
Eagle Harbor Clubhouse
6:00 p.m.

Present were:

Johnny George, Vice President
Patrick Ryan, Treasurer
Mary Heath, Secretary

Other Attendees:

Dana Shotts-Neff, President, Chesapeake Bay Management
See attached list of homeowners

The meeting was called to order at 6:03 by Patrick Ryan, Treasurer, due to the absence of Mike McClure. A quorum of Board members were present.

Homeowners Forum was opened to all members for comments and questions.

A motion was duly made, seconded and unanimously carried to approve the agenda and minutes as presented.

Mr. Patrick Ryan presented the Treasurer's Report. **A motion was made, seconded and unanimously approved to accept the Treasurer's Report as submitted.**

Managing Agent, Ms. Dana Shotts-Neff, presented her report. **A motion was made, seconded and unanimously carried to accept her report as presented.**

Mr. Jimmy Heath presented his ARB Report on applications, approvals, and denials. The next ARB meeting is scheduled for June 12, 2008 at 5:00 p.m. at the Sales Center.

Mrs. Trish Morgan gave a report of her most recent Activities Committee meeting on Tuesday, May 13, 2008. **A motion was made, seconded and unanimously accepted to approve the following Aquatic and Youth Programs:**

Lap Swim from 6am-8am Monday -Thursday. Requires 24 members be registered for each 4 week session. Cost is \$24.00 per member to pay water fitness instructor.

Deep Water Aerobics Class from 2pm-2:45pm Monday and Wednesday. Requires 6 registered for each 4 week session. Cost is \$24.00 per members to pay water fitness instructor.

Swim-to-Slim Water Fitness Program 8am-8:45 am Monday and Wednesday. Requires 24 members be registered for each 4 week session. Cost is \$24.00 per member to pay for lifeguard staffing for 2 hours.

Popcorn Theater Party from 5pm-10pm on Saturday, June 28th, Saturday, July 26th and Saturday, August 30th. Requires 24 members be registered for each party. Cost is \$14.00 per member to pay for supplies and staffing.

The success of all programs is contingent upon the required number of persons registering.

The Barracuda Youth Swim Team Practice Schedule Proposal practices were approved as proposed due to a scheduling conflict. The date and time of the next Activities Committee Meeting is Tuesday, June 3rd from 6:30-7:30pm.

Mr. Jason Prince, of the Landscape/Facilities Committee was absent, however the Managing Agent, Ms. Shotts-Neff informed us that the sidewalk had been completed in the front of the Clubhouse with a new flowerbed due to be put in place immediately. Construction on the handicap sidewalk adjoining the front porch of the Clubhouse was still pending in construction.

Mr. Gaittens was absent for **Documents Committee**, but the Managing agent did convey that the HOA attorney was to return information relative to the minimum age allowable for minor children to be unsupervised at the pool. **Pool Rules** will be finalized and be voted on by unanimous consent by all Board members when these details are resolved.

Ms. Dana Byrd, of the **Communications Committee**, informed us that the Builders had reminded everyone not to use the dumpsters for personal disposal. Outdoor Bulletin Board quotes obtained at an earlier date by the Managing Agent will be presented again to the Board.

Regarding the **Neighborhood Watch**, Johnny George stated that Greystone had block captains in place. He and Mike McClure will schedule another meeting to move forward.

After much discussion, the **No Parking Policy** survey results will be included in an additional letter to all homeowners. More simplistic language will be implemented to avoid confusion, and review of the previous survey outcome will hopefully help to determine a course of action.

Jon May submitted a suggestion for **Entrance Flags** that was agreeable to all Board members. It was discussed that the Eagle logo design be displayed at all entrances with solid color flags following this entrance flag. Pricing will be forthcoming since final design has been resolved. East-West is willing to pay for half of the cost.

At the present time, the HOA attorney is providing guidance and legal advice regarding the latest draft of **pool rules and regulations**. See comments listed under **Documents Committee** for further clarification.

Monthly Board Meeting Date will continue to be held on the 4th Thursday of the month, making the next meeting date of the HOA June 26, 2008.

Regarding **Fencing along Tradewinds Drive**, previous fencing installed behind four homes built on Tradewinds Drive was provided by East-West due to the unsightly junk cars and barking dogs that were so visible to the properties. These were placed on the property of the homeowners with responsibility of maintenance belonging to each homeowner. More recently, with the clearing of natural wooded area behind other properties on Tradewinds, questions arose as to the extension of privacy fencing to be connected to this existing fence line. If fencing is desired on these properties, each individual homeowner must apply with the ARB for application to install the fencing and costs for the same will be the responsibility of all homeowners involved. **A motion was made, seconded and unanimously accepted that the Managing Agent would send a letter to each homeowner involved for further clarification.**

Jon May has contacted the Managing Agent in regards to sharing the cost of tree debris cleanup, inadvertently completed on some properties in the wooded area next to Chart House. This **Hurricane Damage** will cost the developer \$3,000.00 to clean up. Costs have been shared in the past for similar errors made in work completions. **A motion was made, seconded and carried to authorize sharing the cost of this expense with East West.** However, the Managing Agent was asked to scrutinize the invoices for this work, providing a stern admonishment for absorbing any further expenses in the future, as this has happened several times before.

The HOA attorney has drafted an **Advisory Committee Charter** for discussion purposes among the Board of Directors. Matters of appointment, responsibilities, procedures, eligibility and removal, and committee representation have been addressed. The items will be edited and finalized by the Board.

A motion was made, seconded and unanimously accepted to establish a wireless internet at the Eagle Harbor Clubhouse. The cost would be minimal, since preliminary work and wiring already exists. The Managing Agent will contact a provider with setup available for use by homeowners as soon as possible.

Homeowner Forum allowed residents to make additional comments as needed at the end of all business matters.

A motion was duly made, seconded and unanimously approved to end the meeting at 8:10 p.m.

At 8:33 p.m., a motion was made, seconded and unanimously accepted to go into Executive Session for purposes of discussing and considering contracts.

At 8:54 p.m., a motion was made, seconded and unanimously accepted to come out of Executive Session, reconvening in open meeting to vote on contracts previously discussed.

The following matters were brought to motion, seconded and unanimously approved:

Nansemond Landscaping contract for \$137,032.15 for one year for all common areas. This excluded Greystone, which will be added later.

To reinforce ARB decision for unapproved alterations. If ARB's minutes show a denial, and in the absence of any other documentation from the ARB or homeowner, then the minutes will stand as proof of the denial.

Walker Distribution Service for \$3,600.00 to remove paving stones and construct a French drain to resolve the Clubhouse Playground drainage problems. No action will be taken at this time for additional proposals by Mr. Walker, but will be tabled until a later date.

Regarding abandoned property maintenance, the Managing Agent will remind East-West of their responsibilities by letter and then await response.

Regarding Appeal of ARB Decision, the homeowner provided a picture of the item in question and answered questions relative to the denial by the ARB.

At 9:00 p.m., a motion was made, seconded and unanimously approved to close the meeting and enter into Executive Session, for purposes of discussion regarding the Appeal of ARB Decision.

At 9:12 p.m. a motion was made, seconded and unanimously accepted to reopen the meeting for purposes of voting as to the ARB Decision. The following motions were made, seconded and unanimously approved:

To table the final ARB decision until there could be more clarification with the ARB members regarding statements that were made to the homeowner.

To establish that in the future, the ARB should be present for the **Appeal Procedure** when it comes before the Board of Directors.

At 9:16 p.m., a motion was duly made, seconded and unanimously approved to adjourn the monthly meeting.

**Submitted by,
Mary B. Heath, Secretary**