

TRACT MF-3 AT THE EAGLES INC
(GRAND OAK ISLAND)
ANNUAL MEETING MINUTES
NOVEMBER 15, 2004 @ 7:30PM
AT 16712 EAGLE OAK DRIVE

1. The Meeting was called to order by Craig Coe at 7:30 pm
2. A quorum was established by the presence of more than 5 members
3. **By motion Bill Butler/second by Jennifer Butler and carried unanimously to approve the Minutes of the last membership meeting being the Turnover Meeting held August 5, 2004.**
4. **By motion Mike Bolier/second by Bill Butler to waive the notice period of 15 days required to notify owners of this meeting...carried unopposed.**
5. Craig Coe reported on the Treasury:
Financials as at end October 2004:-
Cash \$1,209.34
Expenses year to date : \$10,404.36
Delinquencies: None but 3 homeowners owed Nov dues & 4 owed amounts under \$100 = total \$510.00
6. Budget 2005
By motion Mike Bolier/second by Bill Butler to adopt the Budget for 2005 with an increase in dues to \$120 per month for a 2-year period...carried unopposed.
7. Election
By motion Bill Butler/second Judy Hughes to nominate Craig Coe as President...carried unopposed with thanks
By motion Craig Coe/second Betty Bolier to nominate Bill Butler and Judy Hughes as Secretary & Treasurer respectively...carried unopposed with thanks.
Craig reported that committees have been formed and Greg Suazo offered his assistance.
8. Landscape Maintenance
By motion Bill Butler/second by Mike Bolier to accept Lawns R Us to maintain common areas at \$330 per month...carried unopposed favorably.
9. Open Discussion
 - a) Craig Coe reported on sale of County corner Lot –sealed bids to be opened January 13, 2005, and Larson is likely to secure the property. Concern was raised regarding signage walls and Ralph Zuckerman to be pursued with reference to County’s indication that the County Lot signage may be within the property lines. If Ralph does not provide satisfactory alternative then matter should be brought before the Eagles Master Association.
 - b) Storm damaged wall- Ralph to supply contractor details
 - c) It was established that Larson would know from date of sale of the lots to homeowners whether the walls would be in jeopardy and should notify GOI accordingly.

- d) All were updated with regards to Turnberry's decision not to pursue a merge because of the Turnberry vote requirement.
 - e) Mike Bolier referenced the documents with regards to architectural issues: corner lot fencing and artificial vegetation.
 - f) Architectural Requests to go to Craig prior to Mike who is on the AC Committee.
10. **By motion Bill Butler the meeting was adjourned at 9:10pm**

Minutes prepared by Leigh Slement