

#### POOL CLOSING FOR WEATHER AND VOMIT

The pool staff closes the pool when there is severe storm, lightning, or immediate weather warnings. They confirm storm position on real time weather via internet.

For episodes of Vomit or defecation in the pool we follow GA state Department of Health regulations.

After an incident, the public swimming pool will be closed for the time required to achieve the correct contact concentration and time (CT) value (CT, mg-min/L) for the hazard, in accordance with the most recent recommendations published by the Centers for Disease Control and Prevention.

We have one of the largest pools in the area. Professionally managed by Central Georgia Pools, who monitors pool chemistry and treats as needed. Lifeguards are certified and provided by Certitemp. The lead lifeguard is in charge of daily operation including management of guests.

Pool is monitored and inspected by Houston County several times during the season. We have an Engineer inspect the slide, tower, stairs, and rails.

Time down for treatment depends on flow rates and size of the pool. The water chemistry is complicated and includes more factors than disinfectant. After treatment it takes time to dissipate to normal levels then other chemical balances must be readjusted.

Eagle Springs BOD is concerned with maintaining a safe pool environment for our residents and guests.

Eagle Springs and Houston County follow Ga Department of Health Regulations 511-3-5

Additionally, EAGLE Springs must follow guidelines imposed by our Insurer. One of these is no diving board is allowed.

#### POOL SLIDE ELECTRICAL PROBLEM

An electrical problem occurred in the buried power supply cable which serves the fountain in front of the slide tower and the pumps in the slide tower. The slide was tested before opening the pool and all worked. This is a difficult problem to locate and contractors will not work it if anyone is in the pool. So we are limited in when it can be worked on.

#### PAYMENT OF LIFEGUARDS

Lifeguards are paid for the hours they work. They are not paid to stay until 8 PM if the pool is closed.

### RENTING THE CLUBHOUSE AND COMMUNITY CENTER

Not sure if this was a question or a suggestion.

However, the Clubhouse and the Community Center can only be rented by residents.

### CLOSING GATES ALL THE TIME

The traffic backup would be like driving through Atlanta. Considering all the landscaping and construction vehicles, utilities meter reading vehicles, Deliveries, parcel deliveries and guests waiting at the call box during the day.

### GATES THAT DON'T WORK

There should not be problems with gates after March of this year. We had new operators and solid state electronics put on all gates. Additionally some new arms and hinges. Also a new system of Knox boxes to allow emergency vehicles to enter without sounding sirens and to keep the gates in a hold open position for additional emergency vehicles.

Recent problems:

We had a truck crash into the Eagle Harbor Gate. Had to have some mechanical and electrical work done.

Tivoli Gate had a failure in the closed position. That could not be fixed by us. There is a problem with alignment that is being taken care of. Tyler has training by the installers on quick overrides for most emergencies.

The Thompson gate was inoperable because the Fire Department forgot to reactivate the Knox box it used to open the gate for an emergency. Eagle Springs does not have a key to undo it.

### ENFORCEMENT OF LAWN MAINTENANCE AND FENCE MAINTENANCE

Eagle Springs Covenants and Policy Book outline the enforcement criteria. Unfortunately, we tried to improve the enforcement in changes to the covenant, but could not get enough votes. Only 113 responses out of 820 homes. Article IV and VII of the By- laws also address this. We need some volunteers on the ACC to help. There were also comments from some unhappy with getting notices about their yards and want to know where the complaints come from. All notices come from the Eagle Springs Office and are submitted by the ACC Board Member, Property manager, or as a result of complaints by neighbors. Weed control is another issue. All we can do is send a notice and then a follow up. The City of Centerville also has a Compliance Officer that can issue a Citation if needed

#### UPDATES TO WEBSITE

Eagle Springs HOA Covenants are on the Website. Please note there is a unique covenant for each of the 12 sections of Eagle Springs. We experience the same problems a lot of HOAs have. The Covenants were put in place by the Developer and need to be updated. We have tried to update but can't get enough residents to vote on changes.

Financials are on there going back to 2011. Multiple pages including 5 year plan for future expenditures and both maintenance and improvements. Our finances are compiled by our accounting firm.

Election dates are outlined in the By-Laws. Same every election year.

There is a current schedule of events and all kinds of information.

#### TENNIS COURT FOB/KEYCARD

We can investigate a newer type system for the Courts. We were not aware that the current keyfobs were not satisfactory. Keycards for the Courts are only supposed to be given to those who ask for them and actually play tennis. About two weeks ago we found out they were being given to all new residents. This was stopped. And is not our policy.

#### DRAINAGE SYSTEM

There are some problems with some sections of the stormwater drainage system. Your neighbor has extensive knowledge of the problem and can explain it better to you. The City and the developer did not get it right. Usually the City inspects the systems and approves as they are installed. We the HOA do not know all the details and are not responsible for utility systems like this. We are concerned about the situation but not able to do anything at this point.

#### FISHING

No fishing has been in place for quite a while as you can see by the older signs.

Eagle Harbor water has only one small patch that is not privately owned water edge. We have complaints from the residents about people fishing on their property. Some of the residents let people fish on their property.

The two big ponds by the pool have some history of non-residents taking over the lakeshore for fishing and setting up for the day in groups. Also some injuries have been reported. With lawsuits filed against ES for the fishing injuries.

A big concern is the water quality. No fish should be eaten that comes from the waters. There is serious contamination from the ducks and geese and the warm water. We added a fountain and have engaged a firm for testing the water. Don't have all the results back yet but what we do have is water that is not healthy for fish. We can get going with a treatment plan.

#### HOW CONTRACT PROPERTY MANAGER AND CONTRACT OFFICE MANAGER ARE PAID

Property Manager and Office Manager are contractors. Eagle Springs saves money by hiring them as employees of a contractor through an LLC established by our Local Attorney. This means that what their established rate of hourly pay is what they receive. As contractors they are responsible for their own tax deductions, FUTA, SUTA, Workers Comp and Social Security payments. This eliminates Eagle Springs from being an employer with all the associated weekly payments. We pay their hourly rate. The Corporation they work for is in effect the contractor and has the employees. An individual cannot be their own contractor unless they form a corporation. The other requirement is that a contractor cannot get all their income from only one source, they must have multiple sources of income. This is all confusing but it is how it works and it saves us money, time and a lot of extra accounting fees. How the attorney handles his end we do not know. But as you can see in the financials on the WEB site we do not pay the attorney any extra. He makes his money from us on doing liens and lien releases primarily on nonpayment of association fees.

#### FEEDING THE GEESE AND DUCKS

Of course we can't prevent you from feeding them. But two things to consider.

If you are concerned about wildlife, they have plenty of natural food around and feeding them either produced food or human food upsets the balance in their diets and is not necessarily good for them.

Some are feeding them in the playground area. Which means we have the largest amount of duck and geese fecal matter in the children's playground area.

#### ELECTION OF BOARD MEMBERS

From Bylaws Section 5.04

Nominating committee appointed by BOD in the Month of October

Nomination forms are made available

Ballots available 14 days prior to set due date not later than the day before the Annual meeting or special called meeting.

Meeting date set between 21 and 50 days before the meeting.

The annual meeting is set for the first or second Monday in December.

Bottom line should have all the dates established by around October

#### VOTES FOR BOARD MEMBERS

Failures to vote do not count for anything. Votes received are tallied and only votes received are used. There are no negative votes. Only votes for individuals. Not sure where this rumor came from. The reason you have the same board members is not many people even try to be on the board. It is a thankless position that takes a lot of time and energy. Eagle Springs is fortunate that there are dedicated Board Members that continue to serve. Each of the Board members have responsibilities for specific areas. They do the best they can in their areas of responsibility. And they comply with the By-laws, covenants and established operating procedures.

#### DISSATISFACTION WITH THE BOD

I answered all the questions and concerns I could pick out of the dialog except the expressions of contempt for the Current BOD. Social media is a mix of fact and opinion and its hard to distinguish one from another. Broad statements of dissatisfaction with no specific details leading to the statement can't be addressed adequately. Its hard to determine from your comments what the BOD is or is not doing for Eagle Springs that is wrong or not in compliance with the documents that govern our community.

True most of the 7 members of the board have served multiple terms and continue to volunteer to continue working on behalf of our 820 homes. Two of us are in our first elected term. No one else steps forward to take a position on the BOD to work on the responsibilities of administering our association. We are open to suggestions, not everybody is on social media and not all are on your site. We have the official web site and respond to inquiries when contacted in person, but can't monitor all the different facebook groups.

The biggest problem in Eagle Springs is we don't have a way to communicate with all our residents. I presented a proposal to the board for electric signs at our entrances to provide info to residents, but it was not accepted.

Added to the situation is a year and a half of Covid restrictions. We have followed all the GA rules whenever new postings come out. Primarily has impact on facilities rentals, meetings, pool, exercise facility.

We have done our best to maintain and improve the community. Improvements to the Exercise Facility, new gate operators, landscaping, replaced Gazebo, playground improvements etc.

We need volunteers to work in their own sections of Eagle Springs in Neighborhood Watch, and the Architectural Control Committee which works on yard maintenance, fences, home improvements and additions.

On the subject of elections. I think our By-laws are confusing and don't make it clear on the process of getting on the ballot. We need to fix a number of things. We are currently having our documents and insurance reviewed by independent experts in the field. In the last election anyone who submitted a request and bio was put on the ballot. So, yes, we did not completely follow the By-Laws for getting on the ballot. I wasn't here for the previous election so don't know what has happened before.

If you think the entire board needs to be replaced you need to find people willing to serve, donate time, withstand unkind comments about the hard work you are doing and the decisions made. BOD members need to have some financial and business backgrounds or knowledge to deal with the many things we face in administering the community.

I suggest you check out the website scroll down on the Info tab and look at New Residents, Update, and BOD Docs-which include financial, general and BOD meeting minutes.

I was labeled a "board lurker" when I joined your facebook group. I was only interested in your concerns so we could address them. I think this would be beneficial to what you are trying to do so you can have some facts.