

## Minutes for the Eagle Ridge Property Owners Association Meeting for January 6, 2014

Meeting was called to order at 7:00 PM by Hewitt McCloskey . Board members present were:

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	<u>  x  </u>	<u>      </u>
Steve Norris	<u>  x  </u>	<u>      </u>
Drexel Turner	<u>  x  </u>	<u>      </u>
Bill Barnes	<u>  x  </u>	<u>      </u>
Jim Roberto	<u>      </u>	<u>  x  </u>

A quorum was reached. There were 14 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for December 2, 2013 Board Meeting.

First motion to approve the minutes of Dec. 2, 2013: Steve Norris

Second Motion to approve the minutes of Dec. 2, 2013: Bill Barnes

All approved.

Treasurer's report was provided by Drexel Turner

<b>Current end of month date December , 2013</b>		
<b>Assets</b>		
Current Assts	Checking/Savings	
12 month	CD-1384 (01/13/2013)	10,063.93
48 month	CD 7985 (09/19/2015)	61,295.37
Business Checking	1247	- 1,264.59
Business Savings	7890	2,653.57
<b>Total Checking/Savings</b>	<b>\$</b>	<b>72,748.28</b>
<b>Total Current Assets</b>	<b>\$</b>	<b>72,748.28</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance	Equity	105,898.16
Unrestricted Net	Assets	- 18,977.37
Net income		-14,172.51
<b>Total Equity</b>		<b>72,748.28</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b>72,748.28</b>

1. Monthly Financial summary for December's receivables and expenses:
2. Final tally of assessment delinquencies for 2013 of 622 there are 601 paid 96.6%  
17 delinquent homes and lots 95.8%  
1 delinquent Eagle Ridge Condos 97.5%  
2 delinquent Fairways 97.0 %  
1 delinquent The Pines
3. Approximately 350 assessments have been received for 2014

### President's Monthly Report : Hewitt McCloskey

1. I would appreciate some help on Saturday morning, January 11, 2014 at 10:00 AM to de-trim the Christmas tree.

2. I will be issuing the Annual Eagle Ridge Property Owners Association Meeting package to all Property Owners by mid-January for the Annual Meeting which occurs on Monday March 3, 2014 at 7:00 PM.
3. Steve Norris and I visited and photographed the Mouracade property on December 20, 2013 to see if they conformed with the mediation agreement, which was signed by both parties on August 21, 2013. It was our opinion that very little had changed as far as cleaning up his property of building debris and trash. We will review the matter with our attorney to determine a course of action.
4. I sent a letter to our Lee County Councilman, Ceil Pendergrass and thanked him for attending our holiday party on December 14, 2013 at the Eagle Ridge Golf Club and for his support on cleaning up the drainage swale behind the homes on Twin Eagle Lane. Thank you, Bill Barnes, for arranging for him to attend.

#### **Vice President's Report: Steve Norris**

Status of dispute between ERPOA and ERCA. Hewitt McCloskey has been taken out of the loop of this dispute. Jim Roberto and Steve Norris have been handling this matter.

#### **Director's Report: Bill Barnes**

Status of swale clean up behind Twin Eagle Lane

Of the 53 people involved, 40 people have signed authorizations to participate in the clean up. There are 13 people who have not. I have gone to them personally and discussed it; they are either not interested, don't care, or just negative. We will proceed with the swale clean up with Lee County without their participation.

#### **Committee Reports**

##### **Architectural Control Committee - Steve Norris**

1. Number of Architectural approvals completed for December. There are 7 approvals
  1. 14529 Majestic Eagle painting house approved
  2. 14581 Eagles Lookout new pool and driveway approved
  3. 14703 Triple Eagle Ct new roof approved
  4. 14557 Eagle Ridge Drive paint house approved
  5. 14701 Eagles Lookout new driveway approved
  6. 14800 Bald Eagle new garage door and pool screens approved
  7. 14690 Triple Eagle Ct new tile roof approved
2. Number of Architectural approvals still pending. 1 pending.

##### **Block Captains Committee-Connie Hope**

1. I am looking for four (4) new Block Captains:
  - a, Aeries Way Drive 14516-14572
  - b, Eagles Lookout Ct. 14580-14840
  - c, Eagles Flight Lane 7775 -7919
  - d, Eaglet Court 7614-7684
2. Please let me know if you would be willing to discuss this with me.
3. When the Database has been updated, I will give the Block Captains the updated resident sheets.

4. Don't forget we have a Farmers Market on the first Saturday of each month. The next one will be on Saturday, February 1, 2014.

**Deed of Restriction- Ed Schuler**

1. There were no property inspections held in December, 2013  
In late November we had 30 violations which have been reduced to 14. These 14 violators will be submitted for fining.

**Golf Liaison Committee: Jim Roberto absent**

**Landscape Beautification Committee – Carolee Swales absent**

**Legal Committee: Jim Roberto absent**

**Security and Safety Committee-Drexel Turner**

No reports of thief in the community during the last month.

**Social Committee -Cathy Dhimos**

The ERPOA Holiday Party attended by 85 people was a great success due to the great efforts and coordination of our party professional Cathy Dhimos. Another spectacular gathering; the Board of Directors thanks you very much.

**Welcoming Committee: Judy Norris no report**

**Resident's Comments (limited to three minutes)**

1. Bill Barnes: I recently saw a Blog called 'Next door Eagle Ridge', is this separate from our website?  
Ed Schuler: This has nothing to do with our website, [www.eagleridge33912.com](http://www.eagleridge33912.com).  
Bill Barnes: We should put something on our website as a disclaimer. It doesn't speak for the Association.  
Ed Schuler: I will do that.
2. Jan Ganter: I was disappointed that I did not know that Ceil Pendergrass was going to be at the Social on December 14.  
Hewitt McCloskey: It was mentioned at the last meeting and was in the newspaper. Sorry you did not get the word.
3. Bill Berkerink: There was a question last meeting about the Condos and their right to vote. Do we have an answer as yet?  
Hewitt McCloskey: The Condos are included in the Annual Meeting and vote for the Board of Directors and any other matter brought before the annual meeting. I will look further into this matter and report my findings at the next meeting.
4. Bill Berkerink: I was looking through copies of the minutes on the website. Over a year ago there was something mentioned about starting a committee between the condos and the homeowners or the Board. What has happened about that issue?  
Hewitt McCloskey: It was not followed up by me or anyone else, as it was not my initiative. It could be brought back for common interest and common problems, if someone wanted to volunteer to organized the committee. I will be glad to participate , but I will not take the lead.
5. Dave Hamilton: In the budget for 2012 and 2013 there was something mentioned about "deferred Maintenance". What has happened to that?  
Drexel Turner: I don't remember anything being in the budget for 'deferred maintenance'  
I will look into that and get back to you in a timely manner.

**A request for a motion for Adjournment:**

1. First motion for Adjournment Steve Norris
2. Second motion for adjournment Bill Barnes

**All voted in favor for adjournment.**

Meeting adjourned at 7:45 PM