

Eagle Ridge Property Owners' Association, Inc.

Minutes for ERPOA Annual Meeting on March 6, 2017 (not approved until next meeting)

Greetings and welcome to all Eagle Ridge property owners to the Eagle Ridge Property Owners' Association (ERPOA) Annual Meeting of March 6, 2017.

- As the first order of business**, I request the ERPOA Treasurer verify that the written notification of the 2017 Annual Meeting was properly issued in accordance with the ERPOA by-laws at least 30 days before the Annual Meeting and that the Official Notice of the Annual Meeting was properly posted in the Eagle Ridge Bulletin Board located at the intersection of Eagle Ridge Drive and Aeries Way Drive at least 14 days before the Annual Meeting. Mr. Secretary, please verify the above information.
Peter Van Leeuwen, Secretary/Treasurer: I verify the information was mailed and posted in accordance with the ERPOA By-Laws.

- Certification of a Quorum** – The second order of business is to certify with the Election Committee Chairman, Steve Norris, that we have represented either in person or by ballot/absentee ballot at least 25% of the 622 property owners represented at this meeting. Therefore, Mr. Elections Committee Chairman do we have at least 156 or more property owners in attendance or represented by their ballot/absentee ballot? The actual total number of property owners represented is 245 .

Thank you Mr. Elections Committee Chairman. We can now proceed with the March 6, 2017 Annual Meeting.

There were 47 Residents in attendance at the Annual Meeting

- Roll Call** to introduce the ERPOA Board of Directors and Recording Secretary:

(a) Hewitt B. McCloskey, Jr., President	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>
(b) John J. Spiegel, Vice President	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>
(c) Peter Van Leeuwen, Secretary/Treasurer	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>
(d) Edward Schuler, Director	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>
(e) Richard Herman, Director	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>
(f) Connie Hope, Recording Secretary:	Present: <input checked="" type="checkbox"/>	Absent: <input type="checkbox"/>

- Request a motion** to approve the ERPOA Board meeting minutes of February 6, 2017:

First Motion to approve: Ed Schuler
Second Motion to approve: Richard Herman
All in favor, motion passed.

- General Financial Summary from March 7, 2016 to March 6, 2017 : Peter Van Leeuwen, Treasurer

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for 12/31/2016

Current balances as of 12/31/2016	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.28
Business Checking 1247	109,813.26

Business Checking Reserve 3976	35,322.98
Income from the following	
Estoppel fees	3,600.00
Transfer fees	1,350.00
Late fees	920.00
Mailbox repairs/mailbox/lamppost sales	4,776.39
Recoup legal fees & awards	25,367.01

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for 2/28/2017

Current end of month balances to 2/28/2017	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.37
Business Checking 1247	210,361.78
Business Checking Reserve 3976	59,320.92 (fully funded with 2017 payments)
Total as of 2/28/2017	272,338.07

We have collected 94.1% of the 2017 assessment.

36 second notices were sent on March 6, 2017 with a \$25 late fee. There were 12 condos and 24 single family homes.

Third and final notices will be sent on April 3, 2017.

During the week of May 2, any outstanding 2017 assessments will be handed off to the Association's attorney to begin formal collection process.

6. Summary of Projects and Activities from March 7 2016 to March 6, 2017, Hewitt McCloskey, President

- (a) Eagle Ridge Property Owners; Association now has a signed surface water management system maintenance agreement with Lee County to formally accept maintenance responsibility for a portion of the Surface Water system within the Eagle Ridge Community. Lee County Board of County Commissioners approved the agreement on March 1, 2016. There are 6 pipes not covered, so we have a reserve fund for these.
- (b) A settlement was reached for about \$25,400.00 to settle our dispute with the Mouracades on August 19, 2016.
- (c) General Maintenance items include:
 - (1) Replacement of the community bulletin board at Eagle Ridge Drive and Aeries Way Drive in December, 2016.
 - (2) Eight (8) new landscape islands were created and located in the center islands of Eagle Ridge Drive.
 - (3) Replaced all of the gold leaf letters and Eagle Ridge Logo on the main entrance monument sign located at Eagle Ridge Drive and Aeries Way Drive should commence March 8, or 9th.
 - (4) Pressure washed and painted all of the poles and globes in the center island of Eagle Ridge Drive.

- (d) Progress Report on the proposed new Eagle Ridge entrance sign to be located in the center island of Eagle Ridge Drive at the intersection of Daniels Parkway and Eagle Ridge Drive. The sign company has not had very good luck trying to get Lee County to approve this sign. We will try and our Commissioner Cecil Pendergrass to assist us with the approval of this sign.

7. Vice presidents Report: John Spiegel

- (a) Progress report on our effort to have new walkway/bike path installed by Lee County along Eagle Ridge Drive and American Colony Drive.
John deferred to Richard Herman:
Many members of the community attended the meeting for support of this project. This project was started in September and since then John Spiegel and I have attended several meetings at the County bike path committee to request the creation of this path. It will take time, but have been put on the list. We'll stick with it and hope that in 2018 or 2019 the bike path will be completed. It took the people in Fiddlesticks about 3 years to have the bike path completed.

8. Directors Report: Ed Schuler

- (a) **FPL Power Line Burial Project:** FP&L is planning to connect Eagle Ridge's Power Service to a second source located on Eagle Ridge Drive. This will require an additional connecting line to be buried under Aeries Way Drive and Twin Eagle Lane. When completed, there should be many fewer and shorter power interruptions than we currently experience. FP&L has applied for the necessary permits and they are expecting to begin this project in March of 2017. Residents should expect minimal inconvenience as the line will be buried by directional boring in increments of up to 1000 feet. The streets will not be dug up.

9. Directors Report: Richard Herman (see No. 7 above)

10. A Brief Summary of the yearly activities from the various Committee Chairpersons

- (a) Architectural Control Committee: Bill Simons
Approved Requests:
14633 Aeries Way Dr.-Replace driveway with pavers
7670 Eaglet Court—Replace roof
14610 Aeries Way Dr—Update landscaping including 3 new trees
7560 Twin Eagle Lane—Replace roof
7360 Twin Eagle Lane—Replace windows, add storm screens on Lanai and repaint front door.
7632 Eagles Flight Lane—Repaint front door
14577 Aeries Way Dr—Repaint exterior
- (b) Deed of Restrictions Committee: Donald Peters
Committee Report for February, 2017
 1. Due to several scheduling conflicts our February tour was canceled.
 2. During February there were three new neighborhood complaints phoned in directly to the Chairman. Two were handled immediately with violation notices. The third complaint is pending full committee action

recommendations.

3. The single remaining violation issued last month was addressed by a contact with the owners and a resolution is expected
4. The March tour is scheduled for the 13th with the full committee in attendance.

(c) Landscape Beautification Committee:

We need a new volunteer for the Landscape Beautification Committee. If you would like to assist in the landscaping, please contact Hewitt McCloskey.

(d) Legal Committee: John Spiegel (Current Law suit between ERPOA and the three Condominiums)

Regarding the condo litigation, a mediation conference was held last Tuesday. The parties and their lawyers are trying to work out the details of a resolution of the case. At the next Board Meeting, I hope to be able to provide a more detailed report, but for now, the case remains pending.

(e) Security and Safety Committee Connie Hope

Nothing new this last month in our community. I have spoken with my liaison in the Sheriff's office. His comments are :

1. Make sure you lock your house doors and your car doors. **Lock it or Loose it!**
2. Make sure your garage doors are closed.
3. Consider getting a motion detector on your front door and rear doors. Or maybe motion lights.
4. You are the eyes of the community. If you see something that is out of place or a car that is just sitting by the side of the road where it should not be, call the Sheriff's office, the non emergency number is 239-477-1000 or if you feel it is an emergency call 911.
5. It is better to have an officer come out and check the situation rather than have someone's house robbed.

The Community Phone Directories will be coming out in the next few weeks. We are short on people to deliver the directories as well as the newspaper. If I call and ask for your help, please volunteer. I will keep extra copies of the directory if during the year you need them.

This is the last year I will be doing the directory. Is there someone in the Community who will step up and do the next directory for 2018-2019?

(g) Drainage Committee: Chris Leslie

The committee met with Chris Schafer the Managing Partner of the golf course on 2/17/2017. One of the issues with the drainage is the pipe on Aeries Way Drive which is over 50% blocked and where most of the lake runoff leads to. The golf course is meeting with their engineers to see if clearing this pipe immediately would help the drainage issue. There are many solutions the golf course is looking at to find the right solution. This will take some time as they

look at the engineering and architectural plans as well as the cost implications. We will continue following up with the golf course to see how this is progressing throughout the year.

- (h) Social Committee: Sherri Holly
- (i) Welcoming Committee: Arlene Cabai Schuetz

11. Election Results: Mr. Elections Committee Chairman, do you have a total of the voting for the two (2) candidates for the ERPOA Board of Directors and if so what are the results? In addition were there any significant number of write- in candidates for any one candidate and if so who were they?

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|---------------------------|---|
| 1. Christine Leslie | 243 |
| 2. John Spiegel | 234 |
| 3. Write-in Candidate(s) | There were 11 write-in votes for 5 different people |

12. Association members Questions and Comments: (when called upon to speak please give your name and address)

- a) Don Allen: I think it is good news that the sign on Daniels Parkway and Eagle Ridge Dr was not approved as yet. It is to our advantage to be secluded.
Hewitt McCloskey: I strongly disagree with your position on this matter.
- b) Gail Newmark: There are so many signs from contractors on resident's lawns. Can we ask the homeowners to remove the signs after 24 hours? It looks so cluttered.
Hewitt McCloskey: That's a good idea. Homeowners: Please take the signs off your lawns within 24 hours of them being put on your lawn. I will ask Ed Schuler to mention this in the newspaper.
- c) Person from the audience: I noticed a house had a new swale.
Christine Leslie: You can contact the County to have them dig out the swale. Call The RFA (Request for Action) and request for their assistance with the swale.
Richard Herman: It was my house that they dug out for the swale. I had a great deal of flooding in September and I requested the RFA to come and lower the swale.
- d) Woman from the audience: The Architectural Committee puts notices on the door. It is a red flag that no one is home. Can't you email the people. We are only here 6 month out of the year.
Hewitt McCloskey: Perhaps you could talk with your neighbors or the care taker of your home while you are not here to remove the notices and let you know about the complaint. It is a requirement that we post the notice.
- e) Woman in audience: What about Religious Groups coming to the house and soliciting. I asked them and they stated they had permission from the County.
Hewitt McCloskey: We have a sign as you enter the community that states 'No Soliciting'. If someone comes to your door to solicit, you can tell them you will call the sheriff's office and have them come and remove them. We are posted for no soliciting.

- f) Joyce Johnson: The lamppost and mailboxes are very discolored. Some are black and some are a faded brown. Can we get paint to correct this?
Hewitt McCloskey: We have paint and Dennis Shelly can repaint them for you. His phone number is on the website and in the newspaper.
Don Allen: You can clean them with WD 40.
- g) Someone from the audience: When you drive around the community many of the lamppost lights are out. Do we report it to someone?
Hewitt McCloskey: Tell the homeowner that Joe Foster replaces the light bulbs and light sensors in the lamppost at no cost. Just call him and leave a message and he will replace the bulb. His phone number is in the newspaper and on the website.
- h) Cathy Dhimos: There are two houses on my street that have green light bulbs in the lampposts. Isn't that illegal?
Hewitt McCloskey: Is this on Majestic Eagle? It needs to be addressed.
- i) Cathy Dhimos: At the last meeting, I understand the Board voted to pay the Treasurer?
Hewitt McCloskey: It was voted on and passed by the Board. We discussed this issue in detail at the last Board Meeting and with our attorney and they approved this action. We have their letter on file.
Bill Beckerink: What section of the by-laws refer to this action?
Ed Schuler: The bylaws are on the website.
Sue Stark: The original bylaws are 21 pages. There are only 4 pages on the website.
Hewitt McCloskey: Please get me a copy of the 21 pages. I seriously doubt they exist.
Bill Beckerink: Under Article 5 of the by-laws, the Board has the authority to set the fees.
Steve Norris: We were paying an outside person to do the Accounting/Bookkeeping work for many years. Most communities pay an outside agency to do the this work.

13. A reorganization meeting of the Board of Directors will be held immediately following the Annual Meeting

14. Request a motion to adjourn the Annual Meeting

First motion for adjournment: Ed Schuler

Second motion for adjournment: Richard Herman

All in favor: motion passed

The Annual Meeting was adjourned at: 8:16 PM



Eagle Ridge Property Owners' Association, Inc.

14501 Series Way Drive,

Fort Myers, FL 33912-1719

March 6, 2017

Eagle Ridge Property Owners Association Reorganization Board Meeting

The Reorganization Board of Directors Meeting following the Annual Meeting of the Eagle Ridge Property Owners Association was held at the Unitarian Universalist Church located at 13411 Shire Lane, Fort Myers, Florida at 8:27 P. M. on March 6, 2017.

The following list of ERPOA Directors were newly elected or re-elected to the Board for a term of two years starting on March 6, 2017:

**Christine Leslie
John J. Spiegel**

Existing Board members serving the second year of their two year term include:

**Richard D. Herman
Peter Van Leeuwen
Hewitt B. McCloskey, Jr.**

The Election of Officers as selected by the Board of Directors are as follows:

**President: John J. Spiegel
Vice President: Richard D. Herman
Secretary/Treasurer: Peter Van Leeuwen
All in favor: motion passed**

The Board of Directors unanimously nominated Charlene Wendel as Chairperson of the Arbitration and Fining Board for a period of one year starting on March 6, 2017

Request a motion to adjourn the Reorganization Meeting:

**First Motion: Peter Van Leeuwen
Second Motion: Richard Herman
All in favor, motion passed
Meeting Adjourned at: 8:29 PM**

Minutes approved by: Hewitt B. McCloskey, Jr., President:

Dated: 3/6/2017 _____

Minutes prepared by Constance L. Hope, Recording Secretary:

Dated: 3/6/2017 _____