

Minutes for the Eagle Ridge Property Owners Association Board of Directors Meeting for October 3, 2106

Meeting was called to order at 7:01 PM by Hewitt McCloskey . Board members present were:

	Present	Absent
1. Hewitt B. McCloskey, Jr., President	___X___	_____
2. John Spiegel, Vice President	___X___	_____
3. Peter Van Leeuwen, Secretary/Treasurer	___X___	_____
4. Ed Schuler, Director	___X___	_____
5. Richard Herman, Director	___X___	_____

A quorum was reached. There were 17 residents present.

Request was made to approve the Minutes for the August 1, 2016 Board Meeting.

1. First Motion to approve the minutes of August 1, 2016: Ed Schuler
2. Second Motion to approve the minutes of August 1, 2016 : Richard Herman
3. All voted in favor of the motion.

Treasurer's Report: Peter Van Leeuwen

Monthly summary of Accounts for August and September 31, 2016

Current end of month balances to August 31, 2016	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.12
Business Checking 1247	139,406.18
Business Checking Reserve 3976	35,622.98
Total as of August 31, 2016	177,684.28

Current end of month balances to September 30, 2016	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.16
Business Checking 1247	136,541.58
Business Checking Reserve 3976	35,322.98
Total as of September 30, 2016	174,519.72

There are 2 single family homes that have not paid the 2016 assessment. One home is in bankruptcy and the other has a sale pending. The condominiums have paid 100%. Late fees totaled \$920.00. Estoppel fees totaled \$3,100.00. Mail box repairs and sale totaled \$4,300.00.

Preliminary Eagle Ridge Property Owners' Association 2017 Budget

	2016 Budget	2017 Budget	Variance from 2016 Budget
INCOME			
Annual Dues (net)	\$188,283.00	\$161,448.00	-\$26,835.00
Estoppel Fees	\$4,500.00	\$4,500.00	\$0.00
Interest Income	\$0.00	\$0.00	\$0.00
Directory Advertising	\$0.00	\$1,000.00	\$1,000.00
Late Fees	\$950.00	\$950.00	\$0.00
Mailbox Reimbursement	\$4,250.00	\$3,000.00	-\$1,250.00
Settlements	\$2,500.00	\$2,500.00	\$0.00
Transfer Fees	\$1,350.00	\$1,350.00	\$0.00
TOTAL INCOME	\$201,833.00	\$174,748.00	-\$27,085.00
EXPENSES			
Insurance	\$10,000.00	\$15,000.00	\$5,000.00
General Liability	\$3,500.00	\$5,250.00	\$1,750.00
Crime	\$500.00	\$750.00	\$250.00
Directors/Officers	\$3,500.00	\$5,250.00	\$1,750.00
Umbrella	\$2,500.00	\$3,750.00	\$1,250.00
Legal	\$60,000.00	\$35,000.00	-\$25,000.00
Capital Expenditures		\$5,000.00	\$5,000.00
New Entry Sign		\$5,000.00	\$5,000.00
Operating	\$41,450.00	\$26,050.00	-\$15,400.00
Accounting Services	\$1,500.00	\$2,500.00	\$1,000.00
Admin. [DB maintenance/rcrdg mins.]	\$5,000.00	\$2,500.00	-\$2,500.00
Annual Report-State of FL	\$100.00	\$100.00	\$0.00
Civil Engineering Services	\$18,500.00	\$1,000.00	-\$17,500.00
Contingency	\$6,000.00	\$10,000.00	\$4,000.00
Meeting Room Rental	\$250.00	\$250.00	\$0.00
Mileage Reimbursement	\$1,200.00	\$1,200.00	\$0.00
Office Supplies	\$2,500.00	\$1,500.00	-\$1,000.00
Printing	\$3,000.00	\$2,500.00	-\$500.00
Postage & Delivery	\$2,000.00	\$2,000.00	\$0.00
Social Events	\$1,000.00	\$1,000.00	\$0.00
Web Site Expense	\$400.00	\$1,500.00	\$1,100.00
Property Maintenance	\$65,600.00	\$68,900.00	\$3,300.00
Aquatic Services	\$2,400.00	\$2,400.00	\$0.00
Conservation Maintenance	\$3,600.00	\$3,600.00	\$0.00

Electrical Work	\$300.00	\$3,000.00	\$2,700.00
Fertilizer Application	\$3,100.00	\$3,500.00	\$400.00
Irrigation Maintenance	\$1,500.00	\$1,500.00	\$0.00
Landscape Beautification (shrubs)	\$3,000.00	\$3,000.00	\$0.00
Landscape Maintenance	\$24,000.00	\$26,400.00	\$2,400.00
Mailbox / Lamppost	\$4,500.00	\$1,500.00	-\$3,000.00
Mulching	\$7,000.00	\$8,100.00	\$1,100.00
Pest Control - Lawn	\$3,500.00	\$3,500.00	\$0.00
Pest Control - Shrubs	\$3,400.00	\$3,400.00	\$0.00
Residential Maintenance	\$1,800.00	\$1,500.00	-\$300.00
Tree Trimming	\$7,500.00	\$7,500.00	\$0.00
Utilities	\$800.00	\$800.00	\$0.00
Electrical Service	\$800.00	\$800.00	\$0.00
TOTAL EXPENSES	\$177,850.00	\$150,750.00	-\$27,100.00
TOTAL RESERVES	\$23,983.00	\$23,998.00	\$15.00
TOTAL EXPENSES & RESERVES	\$201,833.00	\$174,748.00	-\$27,085.00

	2017 Annual Assessment	2017
Single Family Residences / Lots		
Condominiums		

Discussion of Preliminary Budget:

Christine Leslie: Are the dues going to be less this coming year?

Peter Van Leeuwen: Yes, dues are going to be less in 2017.

Man from audience: What are the Civil Engineering fees for?

Peter Van Leeuwen: We will have future studies done by a Civil Engineering firm for the Condominiums issues.

Patty Wright: Is there an outside company for the website?

Hewitt McCloskey: Ed Schuler does our website.

Peter Van Leeuwen: There are charges for mailing and up scaling service. We also now get a digital copy of the community newspaper which is around \$700.00 a year.

Luther Ward: What is the Contingency charge encompass?

Peter Van Leeuwen: This is for unexpected expenses that may come up during the year. We don't know what might be an expense that was not expected.

Hewitt McCloskey: Such things as new flood light wiring in the islands on Eagle Ridge Drive. A new bulletin board and on replacement street signs.

Man from audience: Year to date the amount of legal expenses?

Peter Van Leeuwen: It is \$13,000.

Luther Ward: Where are the legal expenses?

Peter Van Leeuwen: They are under Expenses, under the Insurance topic is Legal expenses.

Peter Van Leeuwen: The next workshop meeting for the Budget will work on the dues for the condominiums and the homeowners. Then expenses will be firmed up.

President's Monthly Report : Hewitt McCloskey

1. A settlement fee was negotiated with the Mouracades for a reimbursement sum of about \$25,400.00 to settle the dispute with ERPOA.

Steve Norris: I want to thank the Board for their hard work in resolving the settlement of the Mouracade case.

Don Alan: Yes, they did a great job on the settlement. (Everyone clapped)

Kay Turner: What is the total expense for the Mouracade case?

Hewitt McCloskey: For the 6 ½ years that we have been working on the case, it has been somewhere around \$50,000.00.

Luther Ward: What is the condition of the Mouracade property at present?

John Spiegel: At last check on the property, they were in compliance.

Jim Roberto: The large amount for the Mouracade is the money spent on the attorney's fees.

2. Proposal to replace the entrance sign located in the center island of Eagle Ridge Drive at Daniels Parkway.

Discussion of sign proposal:

History of the Sign: Hewitt McCloskey

Right now there is no sign. This is the only community that I know of that does not have a sign telling of the community.

The sign that was there was hit by a truck several years ago and has never been replaced. It will be located at the entrance to the community on the center island at Daniels Parkway and Eagle Ridge Drive. We are going to put 'up' lights on the sign. We are splitting the cost of the sign with the Golf Club. The total cost will be \$8,600 and each will pay \$4,300. I propose that we go ahead with the sign at the corner and have the Golf Club and HOA each pay half the cost of the sign.. Let's take a vote.

Vote on new entrance sign: For: 4 Board members in favor Against: 1 Board member against. The motion for the sign proposal passes.

Kay Turner: In the past we didn't have permission.

Hewitt McCloskey: We have a sign company that will get permission from Lee County. The problem we had before was we were not getting permission from the County. The sign company is use to handling these matters and will satisfy the wants of the Lee County and get permission.

3. ERPOA had a meeting with Eagle Ridge Golf Club at the clubhouse on Tuesday afternoon September 27, 2016 to discuss the surface water drainage. Christine Leslie will talk about this meeting shortly.

4. Anyone interested in serving on the ERPOA Board of Directors is requested to notify me by phone or email of their interest to serve on the Board in the next month.

Vice President's Report: John Spiegel

Discussion of the bike/pedestrian sidewalk from Daniels Parkway to Aeries Way Drive

I am working on a project to have Lee County install a bike/pedestrian sidewalk along Daniels Parkway to Aeries Way Drive and along American Colony. I have seen many people either walking on the roadway or the wet grass. I will get in touch with all the associations and businesses such as Manor Care , Eagle Ridge Lakes, Eagle Ridge Estates, Audubon, Musa to pose that the County put in this sidewalk.

The County has money for these projects. I don't want to hear that a woman with a baby carriage was hit along this area. The County can move on this type of project. I will report back to the Board periodically about the progress of this project.

Donna Kennedy: How wide will this path be?

John Spiegel: The wider the better. I was thinking about 8 feet. If there is someone in the community who would like to help me on this project, please contact me.

Hewitt McCloskey: Lee County on Daniels Parkway is putting in pedestrian bridges and sidewalks now. This would be an extension of this, and I think the timing is good.

Director's Report: Ed Schuler (No report)

Director's Report: Richard Herman (No report)

Committee Reports

Arbitration Board Committee: Charlene Wendel

1. There are no Recommendations for fining at this time

Architectural Control Committee :Steve Norris/Bill Simons

Bill Simons will be taking over the head of the Architectural Control Committee.

There were 15 projects during August and September, 2016 that have been approved

- 14637 Aeries Way Drive New pool cage
- 14533 Aeries Way Drive paver driveway and culvert
- 14568 Aeries Way Drive new roof and exterior painting
- 14690 Triple Eagle Court Flag pole
- 14678 Triple Eagle Court Exterior painting
- 14660 Eagles Lookout Exterior painting
- 7616 Eagles Flight Door and trim painting
- 7161 Twin Eagle Ln New drive and culvert
- 14620 Eagles Lookout New windows and door
- 7380 Twin Eagle Major landscape change
- 14820 Eagles Lookout New front doors
- 14770 Soaring Eagle New roof
- 14585 Aeries Way Drive New roof
- 14699 Triple Eagle New roof
- 14678 Triple Eagle New roof

Deed of Restriction Committee: Don Peters

DOR Committee Report for August and September, 2016

1. In August there was a total of 14 violations of which 9 were new.
All but 3 have been resolved or are pending solutions.
2. In September there was a total of 14 violations of which 7 were new.
Of the remaining violations 3 have been resolved and 4 have pending solutions.
3. None of the above violations warrant the need for warning letters or fines at this time.
5. The committee has previously decided to hold off on violation notices for driveways needing cleaning or painting attention due to our Florida weather.
During our October tour, we will issue reminders for these driveways.

Golf Liaison Committee: Steve Norris

It has been too rainy to play much golf. The Golf Club has been shut down about 50 days during this summer.

Landscape Beautification Committee – Carolee Swales

Carolee and Hewitt McCloskey have designed a total of (7) new planting beds to be located in the center island of Eagle Ridge Drive between Aeries Way Drive and Eagles Flight Lane. Shrubs selected include Varieties of Croton, Blue Plumbago and Varieties of Copperleaf. The beds will be installed in two phases, 3 beds this year and 4 beds next year.

Surface Water Management Christine Leslie

Hewitt McCloskey: Christine, you have done a great job getting everyone to the meeting and the discussion at the meeting. Thank you.

There was a meeting with the Golf Club on Tuesday, September 27, 2016 regarding the maintenance of the drainage pipes in Eagle Ridge.

There were four people from ERPOA (Steve Norris, Rick Herman, Hewitt McCloskey and myself, Christine Leslie. There were three people from the Golf Club --Richard Osgood, Dan O'Neill and Bill Januska.

According to the engineering study we did, there were a number of pipes that were 50% or more blocked. Lee County will be cleaning out 8 of these pipes. The Golf Club is responsible for 1 of these that is 50% or more blocked. The Golf Club is also responsible for all of the pipes that interconnect our lakes.

There will be a follow up meeting with the Golf Club at the end of October to give us their plan in writing for the identification of the blocked pipes they are responsible for.

Legal Committee: John Spiegel

1. Settlement of Mouracades: This settlement has been resolved. It was down to the last 30 minutes of the deadline when two checks were received at our attorney's office.

2. Condominiums Case: Do we have a person here from one of the condominiums? Alan Scull can you explain what is happening about this case?

Alan Scull: No I can not.

John Spiegel: The case has been dismissed by the Courts. The case is about an amendment to the property owners association document that was filed in 1988. They are stating that it is a conflict with the document that was filed in 1983. There is a five year statute of limitation which would have run out in 1993. The Court has stated that it is now much too late. We filed a motion to dismiss.

The condominiums have filed a 3rd complaint and there is a hearing set on December 8, 2016. They want the ERPOA to pay money back to 1988. It isn't going to happen.

Security and Safety Committee-Connie Hope

Several things have occurred in the community these last few months. In Eagle Ridge Condos several weeks ago. A car had the rear seat window smashed. The Sheriff's office thought it might have been with a baseball bat. No one saw anything and no one has been caught. If you think you might have seen something, please let the sheriff's office know.

Also in Eagle Ridge Condos, there has been a man and his son who have been soliciting to do screen work. My contact in the Sheriff's office did check on the license plate number and found out that has had several arrests. The most important arrests this year was for Public Order Crimes (Home Solicitation with out a Permit). Residents should not hire any unpermitted, unlicensed or uninsured contractors. Depending on the type of work to be done, it may be a criminal offense to HIRE an unlicensed contractor. This is information from my contact in the Sheriff's office.

The incidents of car burglaries seems to have stopped at present, but that doesn't mean you should not lock your cars. You must lock your cars and all your doors. Be vigilant in doing this.

You are the eyes of the community. If you see something that is in questions, call 911 if you feel it is an emergency or the non emergency number 239-477-1000.

There is a path at Eagle Ridge Lakes that goes around the canal and around the community. There are signs posted that it is private property. There have been several burglaries in this community over the last several months. The community is concerned. They have asked me to mention that the path is private and is posted for no trespassing. Please do not use these paths. They are not sure who has been walking on the paths, but they have not been from their community.

Welcoming Committee: Ed Schuler

September's new neighbors are Margaret Page White and her chocolate Lab, Rowdy. She has moved into a house on Majestic Eagle. Welcome to the neighborhood.

October's new neighbors are Philip and Kimberly Sutton. They moved into a house on the end of Majestic Eagle Court. Welcome to the neighborhood.

Resident's Comments (limited to three minutes)

1. Patty Wright: What is the dead line for getting your name on the ballot for the Board?
Hewitt McCloskey: The packages will be mailed out middle of January. I need the names before this so they can be interviewed and a resume written. Election will be the first Monday of March. The term is two years. There are two positions open on the Board.
2. Don Allen: There is a hole in the pavement or edge of the road on Bald Eagle Drive just near the turn near Yetman's house. Right side of the road.

Hewitt McCloskey: Call the Transportation Department of Lee County and let them know about the hole. It is their responsibility.

3. Luther Ward: Have you estimated a criteria for the candidate to run for the Board.

Hewitt McCloskey: The formal procedure is for them to contact a Board member who will in turn refer them to me. We will talk, interview and have them put together a resume. The deadline is December 31, 2016.

A request for a motion for Adjournment:

1. First Motion for Adjournment: Ed Schuler
2. Second Motion for Adjournment; Rick Herman
3. All voted in favor for adjournment. The meeting was adjourned at 8:01 PM