

Minutes for the Eagle Ridge Property Owners Association Meeting for February 1, 2016

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., President	_X_	_____
Steve Norris, Vice President	_X_	_____
Peter Van Leeuwen, Secretary/Treasurer	_X_	_____
Ed Schuler, Director	_X_	_____
John Spiegel, Director	_X_	_____

A quorum was reached. There were 21 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for the December 7, 2015 Board Meeting.

First Motion to approve the minutes of December 7, 2015: John Spiegel

Second Motion to approve the minutes of December 7, 2015: Steve Norris

All voted in favor and the December 7, 2015 minutes were approved.

Treasurer’s Report: Peter Van Leeuwen Monthly summary of Accounts for January 31, 2016

Current end of month balances to January 31, 2016	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	2,654.84
Business Checking 1247	102,841.54
Business Checking Reserve 3976	11,640.00
Total as of January 30, 2016	117,136.38

On 2/1/2016, \$69,793.00 (February deposit of annual assessment) was deposited into the Business checking account

On 2/1/2016, \$23,982.98 was transferred from the business checking account to the Reserve account for the 2016 annual funding contribution. As of February 1, 2016 the total of the Business checking account is \$172,634.54.

On 1/31/2016 91% of the condos have paid their annual assessment

On 1/31/2016 90% of the SFH have paid their annual assessment.

Late notices, with the \$25.00 late fee will be dispatched on 2/10/2016

President’s Monthly Report : Hewitt McCloskey

1. Please remember that next month, March 7, 2016 is the ERPOA Annual Meeting at the Unitarian Universalist Church at 13411 Shire Lane, Fort Myers, Florida. Sign-in is 6:30 PM and the meeting is scheduled to start at 7:00 PM.
2. Thank you all for your help throughout the community for trimming and de-trimming the holiday tree. A special thanks to Don Allen for providing many boxes of new Christmas ornaments for our tree at his own expense.
3. In the spirit of cooperation, Steve Norris and I met with upper management, Chris Schaffer, James Mason and Dan O’Neil to share our concerns about us working together for the betterment of the Eagle Ridge community and Eagle Ridge Golf Course. Topics included:
 - (a) The golf course maintenance yard and their intentions to improve its appearance.
 - (b) Proposed replacement of the existing entrance sign for Eagle Ridge Golf Course at Daniels Parkway and Eagle Ridge Drive.

 Kay Turner: We had a problem several years ago about the sign. We were unable to find the original acceptance permit.
 Hewitt McCloskey: This is something that the Golf Course will be working on now with the County. To obtain approval, they need to take the lead if a new upgraded replacement sign is going to happen. I have given the Golf Course all my plans and sketches.
 - (c) We are still awaiting a maintenance agreement with Lee County DOT concerning the surface

water drainage and all of the pipes involved.

Vice President's Report: Steve Norris

- . Summary of the Storm drainage pipe installation on Eagle Ridge Condominium Property
Final construction cost and engineering fees combined were approximately \$55,000.00
It has been completed, signed off and approved.
I want to thank Alan Scull, representing Eagle Ridge Condominiums, for his assistance with this project

Director's Report: Ed Schuler

1. We have not yet started the detailed process of developing a bid spec for an updated cable/internet fiber-optic infrastructure for Eagle Ridge.
 - a. Step 1- get email addresses from all owners so we can keep them informed on progress and seek their input on what they want to be included in the bid spec.
 - b. Step 2- having a representative from CSI speak to us at an ERPOA Association Meeting to explain what our options are, what other areas HOA's have been successfully negotiated, and what their annual savings have been.
 - c. Step 3- sign an agreement with CSI to act as our negotiator in developing a bid spec.
 - d. Step 4-develop an actual bid spec and decide which companies we would like to bid on the work, such as Hotwire, Century Link, and Comcast and if there are any others that want to bid.
 - e. Step 5- make sure that all data base corrections are completed.

Luther Ward: I had asked before, will this be mandatory? The minutes said that it would be mandatory.

Hewitt McCloskey: Until we have the public meeting with CSI, I am unsure about what percentage of the Association membership will be required to go ahead with this effort.

Luther Ward: Hewitt, you are now saying something different. The minutes should be amended.

Pat Schoo: The Landing has a contract with Comcast thru CSI.

John Spiegel: The homeowners would probably pay the HOA for the internet and cable bill directly. But this is still in the working stage.

From the audience: Are you incurring expenses along the way.

John Spiegel: No

Committee Reports

Arbitration Board Committee: Charlene Wendell –Did not attend meeting

Architectural Control Committee :Steve Norris

Summary of property submissions reviewed or pending approval for the month of January, 2016

14529 Aeries Way Drive –New driveway
14621 Bald Eagle --Power wash and paint exterior
14679 Triple Eagle --New entry doors
14661 Bald Eagle—Exterior paint
14853 Soaring Eagle --New roof
14662 Aeries Way Drive--Exterior Painting
14573 Aeries Way--New driveway
7300 Twin Eagle—New roof
14640 Eagles Lookout—New roof
14561 Eagle Ridge Dr New driveway
7360 Twin Eagle--Flat pole pending
7870 Eagles Flight--New pool pending

Block Captains Committee: Connie Hope

1. Thanks to all Block Captains for helping the community in 2015.
2. We have several Block Captains needed for the coming year. I will be calling people for the streets that are needed in the next month and asking for them to volunteer. Please consider helping your community.
3. Block Captains needed in these areas:
Block 1 Aeries Way Drive 14516-14572 even number
Block 10 Eagles Flight Lane 7521-7633 odd numbers

Block 11 Eagles Flight Lane 7520-7616 even
Block 13A Twin Eagle Lane 7519-7639 odd
Block 18 Eagle Flight Lane /Eagles Lookout Court 7870-14619 odd
Block 19 Eagles Lookout Court 14600-14860 even

Deed of Restriction Committee: Kathy Furlong

We issued 17 citations—mostly driveways that needed cleaning.

There were two homes still not addressing the notice to correct “Deed of Restriction discrepancies. We will start the process for fining them if the property discrepancies are not resolved by the next meeting.

Landscape Beautification Committee – Carolee Swales Did not attend meeting

Legal Committee: John Spiegel

1. ERPOA v Mouracade—The appeal is still pending. Decisions are posted by the Court every Wednesday and I check them each week. We could get a decision at anytime. I will continue checking for the decision.
2. The Three Eagle Ridge Condominiums v ERPOA—The three Eagle Ridge condominium developments have filed a lawsuit against ERPOA. One lawyer was hired to represent the condos and file the lawsuit. That lawyer also represents ERPOA, so ERPOA was sued by its own lawyer. On behalf of ERPOA, I contacted the lawyer, objecting to the dual representation. A few days later the lawyer withdrew from representing the condos. The condos hired a new lawyer who indicates that he will be filing an amended complaint. An amended complaint will replace the original complaint. To date, the amended complaint has not yet been filed. Until the amended complaint is filed, the case remains pending but is not progressing toward a conclusion. ERPOA is represented in the condo case by a lawyer from Ft. Lauderdale.
3. Donna Kennedy: Have we done a discussion between them? Mediation.
John Spiegel: We have attempted to resolve this matter with no success. We did not initiate the lawsuit. We have not received a request for mediation. We have a lawyer representing us. I'm not sure about the reaction to the complaint. The action is pending without getting into the issue at this time.

Security and Safety Committee-Connie Hope

1. I spoke to my liaison in the Sheriff's office. He reported that during December 2015 and January, 2016 four homes were burglarized in the Cross Creek Community. Homes were locked and residents were away. This is just across the street and is giving us a wake-up call. Always keep your doors and windows locked. If you have a burglar alarm, use it. Keep your garage door closed and locked.
2. There was also a report of a suspicious vehicle in Eagle Ridge Lakes Community. A silver car with two black males was reported driving slowly through the community and one male went up and checked the door(s). When police arrived, they were gone.
3. You are the eyes and ears of the community. If you see a suspicious person or car driving slowly and surveying the community, please call the police 911 immediately.

Social Committee –Peggy Watts

Hewitt McCloskey: We want to thank Peggy Watts and Kathy Furlong and their committee for the great job they did at our holiday party here at the Golf Course. It was a great success. Again, thank you both for the great work.

Peggy Watts: We don't have another social scheduled as yet.

Welcoming Committee: Ed Schuler

1. An update of new families interviewed during the months of December, 2015 and January, 2016.
 - a. Don and Joyce Peters on Eaglet Court (January)
 - b. The Halfacre family on Bald Eagle Drive (February)
 - c. Steve and BJ Bowser on Twin Eagle Lane (March)

Resident's Comments (limited to three minutes)

1. Don Allen: At the corner of our street (Bald Eagle and Twin Eagle) we need a plumber. We have water there at all times. During the recent rain there has been an enormous amount of water.
Steve Norris: The surface water drainage is the responsibility of the Lee County. Call Lee County D.O.P and discuss this problem with them.
Don Allen: There is water in there 12 months out of the year.
Hewitt McCloskey: Call the Lee County; they are responsible for this problem
Peggy Watts: I have the same problem where I live on Twin Eagle. I have water all the time. And now it is very high and overflowing.
Steve Norris: The county needs to clean out the pipes. The problem is that the pipes are clogged and the water doesn't move.

2. Bill Beckerink: Two questions. In August you stated there was a CD of around \$60,000.00. What has happened to the CD?
Peter Van Leeuwen: The 5 year CD -\$62,323.21-matured on 9/19/15; rather than continue to receive a very nominal interest rate of .1%, we transferred those fund into the checking account on 9/21/2015.
Hewitt McCloskey: Those transferred funds paid for the drainage improvements to Eagle Ridge Condominiums.

Bill Beckerink: I read the report three times and saw nothing about the survey for any of the condos.

Steve Norris and Hewitt McCloskey: The study stated there were three pipes on the Eagle Ridge Condo property, two of the pipes were replaced and one was repaired.
The drainage evaluation by our engineer for the Fairways and The Pines has been put on hold until the law suit between ERPOA and the three Condo communities has been resolved.

Luther Ward: I think before you approve the minutes of the past meeting, there should be a discussion.

Hewitt McCloskey: The procedure is this: Connie takes the minutes, I read and correct them. Changes are made and then sent to each Board member for their review and approval. Then they are sent to our newspaper editor, Ginny Schuler, to be published in *The Eye of the Eagle*.

Kay Turner: We should be able to have a discussion before accepted. It is a written record of the meeting.

Hewitt McCloskey: We will look into this request.

3. Kay Turner: When will the court case come to a conclusion?
John Spiegel: Give me your phone number. You can call the Court of Appeal and ask them. Ask the Chief Judge why we don't have an answer as yet.
You can also go on line to Florida Second District Court of Appeal.
Nothing new on the Mouracade case. It's a pending matter.

Hewitt McCloskey requests a motion for Adjournment:

1. First Motion for Adjournment: John Spiegel
2. Second Motion for Adjournment: Peter Van Leeuwen

All voted in favor for adjournment.

The meeting was adjourned at 7:55 PM