

Minutes for the Eagle Ridge Property Owners Association Meeting for October 1, 2012

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

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	___X___	_____
Steve Norris	___X___	_____
Drexel Turner	___X___	_____
Frank Taldone	___X___	_____
Need a new Director	___X___	_____

A quorum was reached. There were 15 residents present.
Hewitt McCloskey requested that a motion be made to approve the Minutes for September 10, 2012 Board Meeting.

Motion by: Drexel Turner
Second by: Frank Taldone
All approved.

Treasurer's report was provided by Drexel Turner

September 30, 2012	
Assets	
Current Assts	
Checking/Savings	
Business Checking	\$ 24,041.46
CD-1384 (01/13/2013)	10,033.38
CD-7890	17,649.60
Fixed Term CD 7985	60,572.92
Total Checking/Savings	\$ 112,297.36
Total Current Assets	\$ 112,297.36
Liabilities & Equity	
Equity	
Opening Balance Equity	\$ 105,898.16
Unrestricted Net Assets	-3,272.36
Net income	9,671.56
Total Equity	112,297.36
Total Liabilities & Equity	\$ 112,297.36

Peggy Cuderman: Questioned about the over budget of \$20,000.

Drexel: We have put items in different categories, we are not over budget.

Kay Turner: same question.

General Discussion of the preliminary budget for 2013 by Drexel Turner and Jim Roberto

Basic Budget Checklist:

1. Revenue Sources
2. Expense Groupings
 - a. Routine Recurring
 - b. Project Expense
 - c. Capital Expenditures
3. 80-90% of 2012 expenditures will repeat in 2012 (with some small allowance for inflation)

4. Approximately 20% is discretionary
 - a. Are there activity/expenditures that we can do without?
 - b. Are there areas we are not presently covering and should be?

President's Monthly Report : Hewitt B. McCloskey, Jr.

1. Landscaping along Eagle Ridge Drive installed by Rick Payne on Wednesday and Thursday, Sept 26 and 27, 2012. The only remaining work is to finish mulching all of the re-landscaped islands. A watering truck will begin watering the shrubs by Wednesday, October 2, 2012, if we do not have significant rain before that date.
2. The ballots were issued on September 17, 2012 requesting the property owners consider a change to the voting percentage in order to revise the ERPOA "Deed of Restrictions".
3. Meeting with Marie Dessources, Environmental Analyst for South Florida Water Management District at the Bald Eagle Preserve site on September 13, 2012. Steve Norris, Carolee Swales, and Hewitt McCloskey were present. She found some invasive species that should be better controlled. Hewitt will be talking with Jeff this week to discuss additional actions to take to reradiate these items.
4. Letters were issued to the eight (8) communities that front on Eagle Ridge Drive or use the Drive to access their community or enterprise. The letters requested their participation to help defray the cost of the landscape renovations.
5. Hewitt is waiting to hear back from the property manager at Musa about an on-site meeting to review the pump replacement. He has asked Bart Cuderman, Steve Norris, and Rick Rayne to attend this meeting.

1. **Laurie Handly:** Question about the palm trees being trimmed too severely. Need to talk to who is trimming these palms. It will affect the health of the trees.
Hewitt McCloskey: I will talk with our maintenance people.
2. **Kay Turner:** How successfully were you at getting donations from other communities along Eagle Ridge Drive?
Hewitt McCloskey: We have received one donation received. The other communities need to take the question of a donation to their Boards and discuss this. It will take several months to get a full answer.
3. **Cathy Dhimos:** Who is following up on this?
Hewitt McCloskey: Hewitt is following up on the donation from the communities.
4. **Pat Allen:** Do we need to sign the slip for the change in voting if we signed one last year?
Hewitt McCloskey: Yes, you can get one on the website. www.eagleridge33912.com
5. **Bart Cuderman:** Questions about the voting ballots. Are they legal voting ballots?
Hewitt McCloskey: They have been approved by our attorneys. It is not a voting ballot, but a referendum.
6. **Peggy Cuderman:** Can we put copies of current warranties on the internet?
Ed Schuler: We could scan them in and put them on an Internet service such as "Dropbox".
7. **Frank Taldone:** Residents have asked when the pumping station will be completed.
Hewitt McCloskey: It should be completed in the next three weeks.

Vice President's Report: Steve Norris
No additional comments

Director's Report: Jim Roberto
No additional comments

Director's Report: Frank Taldone
No additional comments

Committee Reports

Architectural Control- Linda Brown

There is a new member of the Architectural Control Committee, Jay Sheldrake. Thank you, Jorge, for helping out last month.

One of the people who has applied to the Architectural Control Committee downloaded the form from the website .

New Approvals

1. 14613 Aeries Way Request to install new asphalt roof. Approved.
2. 7360 Twin Eagle Lane Request to replace garage door. Approved.
3. 7820 Twin Eagle Request to install solar panels on rear of home facing preserve. Approved.

Has anything been done about the two pending issues?

Steve Norris has discussed the issue with the home owner on Aeries Way Drive, but did not get things resolved.

Block Captains-Connie Hope

1. We have a total of 287 slips for permission to put residents phone numbers in the directory. Still have over 300 to obtain.
2. The Block Captains are working to obtain the permission slips to allow phone numbers to be published in the Eagle Ridge Directory.
3. On October 6, The Farmers Market will be at the corner of Daniels and Eagle Ridge Drive from 8:30 to 1:00. Please support this effort. The Market will be the first Saturday of each month: December 1, January 5, February 2, March 2, and April 6. It may continue into May and June of 2013.

Deed of Restriction- Ed Schuler

On September 27, 2012 we had a tour of the community for the Deed of Restriction. We did not cite roofs and driveways this tour, but this will start on the November tour.

There were 9 minor infractions reported.

Cathy Dhimos: There are two homes on Majestic Eagle that you need to check the roofs as they are covered with mildew. They have been that way since last year.

Golf Liaison Committee: Jim Roberto

Nothing new has been done. Kay Turner will help with this project.

Maintenance & Beautification – Carolee Swales

Not present

Security and Safety Committee-Drexel Turner

Nothing new to report. Ed Schuler has a report sent to him each week.

Welcoming/Social-Cathy Dhimos

Planned to have a social in December, but will now consider changing it to January or February, 2013.

Welcoming Committee: Jeanette Chelius

Not present

Resident's Comments (limited to three minutes)

1. **Bart Cuderman:** The house on the corner of Twin Eagle and Aeries Way Drive. What has been done?

Ed Schuler: The people in there are renters. I have sent a letter to the owner requesting that new lawn be put under the tree in the front yard. I also sent a letter to the owner about the vacant lot on Twin Eagle.

2. **Linda Brown:** There are 3 houses that have galvanized metal storm shutters in the front. They did not obtain permission. It is not an issue addressed in the "DOR".
Hewitt: You should send a letter to the owners requesting they get approval from the Architectural Committee for an approved color.
3. **There were several robberies at Cross Creek.**
 4. **Cathy Dhimos:** To keep costs down at the Social, maybe we should have people bring a dish. We will discuss this further.
5. **Steve Norris:** I have had a few calls in the past few weeks about problems between neighbors. Neighbor to neighbor can solve problems. Just discuss it. You don't need the Board to intervene on such issues.
6. **Don Allen:** I was very sorry to hear that the project of using cameras to deter robberies has been stopped.
Drexel Turner: It has been tabled for now. We have discussed this and have decided for now that it is the homeowners' responsibility to protect their own properties.
7. **Bob Walker:** Are the rocks on Aeries Way Drive there as a staging space.
Hewitt McCloskey: Yes.
8. **Bob Walker:** On the voting letter there is no date given for due back.
Hewitt McCloskey: There is a 90 day period and then a second reminder letter will be sent out in two weeks.
9. **Connie Hope:** If you are interesting in going out to lunch, why not consider doing so at the restaurant at the Golf Course. They have great soups and sandwiches and it supports your Golf Course.
10. **Kay Turner:** Has anything been done to improve the entrance sign on Daniels.
Hewitt McCloskey: I have talked to Brad from the Golf Course. We will be talking with a sign company and getting an estimate, but we have to get a permit from the County and the full support of the Eagle Ridge Golf Course.

A request for a motion for Adjournment:

1. **First Motion: Steve Norris**
2. **Second Motion: Frank Taldone**

All voted in favor for adjournment.

The meeting was adjourned at 8:05 PM