

Minutes for the Eagle Ridge Property Owners Association Meeting for February 2, 2015

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

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	<u> X </u>	<u> </u>
Steve Norris	<u> </u>	<u> X </u>
Peter Van Leeuwen	<u> X </u>	<u> </u>
Bill Barnes	<u> X </u>	<u> </u>

There were 14 residents present.

Hewitt McCloskey, Jr. requested that a motion be made to approve the Meeting Minutes for December 1, 2014 Board Meeting.

First Motion to approve the minutes of 12/1/2014 by: Bill Barnes

Second Motion to approve the minutes of 12/1/2014 by: Peter Van Leeuwen

All in favor, motion carried. All approved.

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts

Current end of month balances to January 31, 2015	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	\$2,654.30
Business Checking 1247	85,270.29
48 month CD 7985 (09/19/2015)	61,903.13
Reserved Accounts 3976	5,000.00
Total as of January 31, 2015	\$154,854.72

We have received 90.3% of the 2015 assessment at this time. A second notice will be sent out late in February. We have collected nearly \$10,000.00 in the month of January from past due assessments, maintenance fees, late fees and legal fees.

President's Monthly Report : Hewitt McCloskey, Jr.

1. Request a motion from the Board that Eagle Ridge Property Owners Association Vote on the **"Preservation of Covenants and Restrictions under the Marketable Record Title Act"**. (Discussion of proposal and Peter Van Leeuwen read the motion in detail.)
Hewitt McCloskey, Jr. made a motion to approve the proposal.
Bill Barnes seconded the motion.
All voted in favor, motion carried.
2. Request a motion to purchase three (3) additional mailboxes and light poles at the approximated cost of \$4,500.00. (Discussion)
A Motion to approve the mailbox purchase was made by Peter Van Leeuwen.
Seconded by Bill Barnes
All voted in favor, motion carried.
3. A personal Thanks from the Board to Peggy Watts and her team of Kathy Furlong and Bonnie Johnson for organizing a terrific social event at the Eagle Ridge Golf Club on January 10, 2015. Their photos are in the February newspaper.

4. We had a meeting on January 22, 2015 with Pat Kelley, Regional Manager with Century Golf Partners in association with Arnold Palmer Golf Management who is overseeing the golf operations at Eagle Ridge. We presented our preliminary findings on the existing drainage system that surrounds the golf course. We gave him two copies of the pre-final 47 page drainage report for their review and comment. We are waiting for their feedback and will then issue a final report which will be placed on the Eagle Ridge website.

Vice President's Report: Steve Norris (absent)

Our engineer's report indicated that nearly all of the storm drainage pipes in the development are the responsibility of Lee County D.O.T. or Eagle Ridge Golf Course. This responsibility includes the cleaning of these pipes, as well as replacing these pipes when necessary.

Director's Report: Bill Barnes

1. Mail box and light pole committee update on progress. Ed Schuler has done a lot of research on the mailboxes and the light post. Thank you.
14 Mailboxes have been repaired since November.
We will be purchasing 10 flagpole holders and have already sold 5 of them.
2. Removal of holiday decoration. A thank you to all those that helped to put up the tree and decorate it. A special 'thanks' to Leslie Howard for allowing us to use her truck to pick up the tree.

Committee Reports

Architectural Control Committee - Steve Norris

There were 8 property submissions for December and January for reviews or are pending approval. Seven properties have been approved and the others are pending.

Block Captains Committee-Connie Hope

1. We have many advertisers for our phone directory, but I still have space for two more advertisers.
2. The directories will go to the printers by the end of February depending on the updated data base.
3. I am hoping for a mid-March to the end of March for deliveries of the Eagle Ridge Directory.

Deed of Restriction- Ed Schuler

The last DOR tour was on January 20th, 2015. We added 10 properties to the list, mostly for stained driveways and excessive weeds. There were 4 left unresolved from the previous tour and second or third notices were issued.

Golf Liaison Committee: Jim Roberto

The Board and the Golf Liaison Committee over the last two years have had an ongoing dialog with Mr. Marc Curtis, senior officer at Wells Fargo.

We have been authorized to report to the membership that an offer has been accepted and a signed contract with a target closing date of on or before March 31, 2015 is in place. We are not at liberty to divulge the name of the prospective buyer at this time. However, our preliminary research indicates that when and if this transaction is consummated, the golf course will be in the hands of an owner whose vision, values and objectives are consistent with nearly everything we could have hoped for.

Landscape Beautification Committee – Carolee Swales

1. The raised planting bed in the center island of Eagle Ridge Drive adjacent to Aeries Way Drive and the Eagle Ridge Directory Sign have been replanted with colorful bromeliads. We have received a number of compliments from the residents about how much they like the impact and color from the new plants.

Legal Committee: Bill Barnes

1. A favorable judgment for ERPOA was obtained against the Mouracades about them cleaning up their side and rear yard. We went to court on January 6, 2015. The Mouracades have 30 days, until February 6, 2015, to reply. If not, they will be in contempt of court. We are waiting for a response.

Security and Safety Committee-Connie Hope

1. Any recent burglaries in Eagle Ridge? There was one burglary in December, 2014. The back door was not securely locked. Please make sure when you leave your home that all doors, sliders, and cars are locked.
2. Anything more on the bear? No bears sighted for at least two months.
2. I am attending a ten (10) week class on security (Citizen's Academy) being held at the local Fort Myers Sheriff's Office.

Social Committee –Peggy Watts

1. The Winter Holiday social gathering on January 10, 2015 at the Eagle Ridge Clubhouse was a great success; our thanks and appreciation go out to Peggy and her committee.

Welcoming Committee: Judy Norris (absent)

Resident's Comments (limited to three minutes)

1. Connie Hope: I want to give a special 'thank you' to Ginny Schuler for all the effort and work she does on the newspaper and getting it out on time.
2. Bob Walker: Can the association foreclose on the Mouracade house?
Bill Barnes: No we cannot.
3. John Spiegel : Has the motion to pay the fees been filed?
Bill Barnes: The motion was filed before the 30 day time limit.
4. Mary Jo Leastman from Eaglet Court: There is so much trash on the corridor from Daniels down Eagle

Ridge Drive. Who is responsible to clean up the trash?

Hewitt McCloskey, Jr.: It is Eagle Ridge Lakes responsibility to mow the lawn and pick up the trash.

5. Bill Beckerink: Can we have a copy of the Engineering report? Will the Engineering report be put on the website?

Hewitt McCloskey, Jr. Yes we will put the report on the website.

Bill Beckerink: The report had mentioned the Fairways and The Pines. It did not mention the Eagle Ridge Condos.

Hewitt McCloskey Jr.: We asked our attorneys specifically to address that questions and I have a letter here with the reply. I will give you a copy. (the letter was read) Our attorneys stated that they were unable to find any mention of the Eagle Ridge Condos covenants or restrictions similar to that of the others two condos. The conclusion was that they were never filed.

6. Rick Herman: Discussed the proposed Substance Abuse Center by the Mouracade's and the fact that his court hearing was mentioned by the press.

A motion for Adjournment:

- 1. First Motion made by: Bill Barnes**
- 2. Second Motion made by: Peter Van Leeuwen**
All voted in favor for adjournment.

The meeting was adjourned at 8:10 PM.