

Eagle Ridge Property Owners' Association

Agenda for ERPOA Board of Directors Meeting on Monday, November 6, 2017

Welcome to all Eagle Ridge Property Owners to the Board of Directors Meeting

A special welcome to those attending for the first time or those who have not attended for a long time.

John Spiegel: The Notice for this board meeting was posted more than 48 hours prior to the meeting and the Notice indicated that the 2018 budget would be presented.

Roll call to verify we have a quorum of Board Members to constitute an official Board Meeting:

1. John Spiegel, President	Present: <u> X </u>	Absent: <u> </u>
2. Richard Herman Vice President	Present: <u> X </u>	Absent: <u> </u>
3. Peter Van Leeuwen, Sec./Treasurer	Present: <u> X </u>	Absent: <u> </u>
4. Hewitt McCloskey, Director	Present: <u> X </u>	Absent: <u> </u>
5. Christine Leslie, Director	Present: <u> X </u>	Absent: <u> </u>

There were 19 residents attending the meeting.

Request a motion from the Board to approve the minutes of October 5, 2017:

1. First Motion to Approve the minutes: Hewitt McCloskey
 2. Second Motion to Approve: Christine Leslie
- All in favor, yes
Motion passed

Treasurer's Report: Peter Van Leeuwen

Overview of May through October , 2017 receivables, expenses and balances.
Balances in the accounts as of October 30, 2017:

Checking - \$172, 260.68

Reserves - \$ 59,320.92

Savings - \$ 2,655.74

There were two expenses for IRMA cleanup totaling \$3,900.00; additional hurricane expenses are anticipated.

Preliminary 2018 budget will be discussed after all reports are given

President's Report: John Spiegel

1. Update on condo litigation:
Hearing scheduled for December 20, 2017 to determine ERPOA'S entitlement to attorney fees as the prevailing party.
The Condos filed a notice of appeal; their initial brief is due to be filed in mid-December.
2. Update on FPL new underground service work:
The FPL underground work was interrupted by IRMA
The large box on Twin Eagle will be relocated into the preserve.
The base that has been started in the front yard of a house at American Eagle and Twin Eagle will be eliminated.
The third box on Aeries Way and Twin Eagle will be relocated off the road.
3. The draft 2018 budget has been prepared, copies are available to review and will be discussed after Committee reports.
4. Irma debris: Very little remains to be picked up. The calls and emails to government officials were no doubt helpful in getting the FEMA contractor to pick up in Eagle Ridge.
5. We are pleased that we have a volunteer to oversee the delivery of *Eye of the Eagle*, Katie Barnes. Thank you, Katie.
6. Thank you, Ed Schuler for all the things you do for ERPOA.

Vice President's Report: Richard Herman

Bike path update:

The meeting on October 18th was a discussion of all projects by the County.

We are included and are number 5.

The County will decide which projects will be funded in the next 4 to 5 years, so it will be in 2022.

It may take 5 to 10 years to complete the Bike Path.

Directors Report: Hewitt McCloskey, Landscape & Beautification Committee

Hurricane Irma clean-up items:

1. Repair all lawn areas that we maintain including areas located on Eagle Ridge Drive, Aeries Way Drive and Majestic Eagle Circle. Repair is to include removing any remaining debris, add topsoil as needed, seed with a mixture of Rye grass and Bahia grass and cover with mulch.
2. Repair and replace, as needed, the Copperleaf shrubs and the Silver Buttonwood shrubs located around the sewage lift station adjacent to the intersection of Twin Eagle Lane and Soaring Eagle Circle.
3. Remove the stump and roots of the toppled Banyan tree located on Eagles Lookout Circle, add soil and compact. Rake off area, seed as previously discussed and mulch.

Directors Report: Christine Leslie

Drainage Committee:

We met with golf course ownership on October 27, 2017. Progress was reported by the ownership as to clearing sediment around 6 drain pipes on the golf course and once

water levels recede more, the sediment around 3 additional pipes will be cleared. Consideration is being given to creating additional lakes/ponds to increase the volume and speed of water drainage from the surface, however, final details have not yet been prepared.

The golf course is working on getting the debris picked up.

Committee Reports:

Arbitration and Fining Board: Steve Norris

Waiting for the report from Don Peters

Architectural Control Committee: Bill Simmons

8 projects have been approved—roofs, painting of doors and windows. Most people are co-operating.

Deed of Restrictions Committee: Don Peters

We have been out of sync with IRMA.

4-5 people are taking care of the violations on their property.

There are 2 really bad violations that we are working on.

Next to the maintenance yard where all the trees came down, the golf course is thinking on putting a fence.

John Spiegel: A concerned resident has offered to do some research for an alternative to the chain link fencing.

He is looking into a concrete panel fence. There is a large development on Summerlin and Gladiolus that has used this fence. It looks pretty good.

Golf Liaison Committee: Steve Norris

Christine has discussed issues with the Golf Course.

Legal Committee: John Spiegel (see President's report).

Security and Safety Committee: Connie Hope

Quiet month as far as thieves and disturbances in our community

One incident on American Eagle Ct

If you see something that you feel should be addressed call the non-emergency number 239-277-1000

If you feel it is very troublesome and dangerous call 911.

Social Committee: Sherri Holly

The Holiday Party will be held Friday, December 8, 2017 at the golf course pro shop from 6 – 9 p.m. Is there anyone who would like to volunteer to help the night of the event?

Welcoming Committee: Arlene Cabai Schuetz

Discussion of Budget and Residents' comments:

	2017 Budget	2018 DRAFT Budget	Variance from 2017 Budget
INCOME			
Annual Dues (net)	\$165,948.00	\$167,543.00	\$1,595.00
Estoppel Fees	\$4,500.00	\$5,000.00	\$500.00
Interest Income	\$0.00	\$0.00	\$0.00
Directory Advertising	\$1,000.00	\$0.00	-\$1,000.00
Late Fees	\$950.00	\$1,200.00	\$250.00
Mailbox Reimbursement	\$3,000.00	\$3,000.00	\$0.00
Settlements	\$2,500.00	\$3,000.00	\$500.00
Transfer Fees	\$1,350.00	\$1,400.00	\$50.00
TOTAL INCOME	\$179,248.00	\$181,143.00	\$1,895.00
EXPENSES			
Insurance	\$15,000.00	\$10,545.00	-\$4,455.00
General Liability	\$5,250.00	\$3,170.00	-\$2,080.00
Crime	\$750.00	\$425.00	-\$325.00
Directors/Officers	\$5,250.00	\$5,250.00	\$0.00
Umbrella	\$3,750.00	\$1,700.00	-\$2,050.00
Legal	\$35,000.00	\$40,000.00	\$5,000.00
Capital Expenditures	\$5,000.00	\$0.00	-\$5,000.00
New Entry Sign	\$5,000.00	\$0.00	-\$5,000.00
Operating	\$26,050.00	\$33,900.00	\$7,850.00
Accounting Services	\$2,500.00	\$3,500.00	\$1,000.00
Administrative	\$2,500.00	\$8,000.00	\$5,500.00
Annual Report-State of FL	\$100.00	\$100.00	\$0.00
Civil Engineering Services	\$1,000.00	\$2,500.00	\$1,500.00
Contingency	\$10,000.00	\$10,000.00	\$0.00
Meeting Room Rental	\$250.00	\$500.00	\$250.00
Mileage Reimbursement	\$1,200.00	\$800.00	-\$400.00
Office Supplies	\$1,500.00	\$1,500.00	\$0.00
Printing	\$2,500.00	\$2,500.00	\$0.00
Postage & Delivery	\$2,000.00	\$2,000.00	\$0.00
Social Events	\$1,000.00	\$1,000.00	\$0.00
Web Site Expense	\$1,500.00	\$1,500.00	\$0.00

Property Maintenance	\$73,400.00	\$71,900.00	-\$1,500.00
Aquatic Services	\$2,400.00	\$2,400.00	\$0.00
Conservation Maintenance	\$3,600.00	\$3,600.00	\$0.00
Electrical Work	\$3,000.00	\$1,000.00	-\$2,000.00
Fertilizer Application	\$3,500.00	\$4,000.00	\$500.00
Irrigation Maintenance	\$1,500.00	\$1,500.00	\$0.00
Landscape Beautification (shrubs)	\$7,500.00	\$7,500.00	\$0.00
Landscape Maintenance	\$26,400.00	\$26,400.00	\$0.00
Mailbox / Lamppost	\$1,500.00	\$1,500.00	\$0.00
Mulching	\$8,100.00	\$8,500.00	\$400.00
Pest Control - Lawn	\$3,500.00	\$3,500.00	\$0.00
Pest Control - Trees & Shrubs	\$3,400.00	\$4,000.00	\$600.00
Residential Maintenance	\$1,500.00	\$500.00	-\$1,000.00
Tree & Shrub 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	\$155,250.00	\$157,145.00	\$1,895.00
TOTAL RESERVES	\$23,998.00	\$23,998.00	\$0.00
TOTAL EXPENSES & RESERVES	\$179,248.00	\$181,143.00	\$1,895.00

2018 Annual Assessment	2018	
Single Family Residences / Lots	\$278.50	
Condominiums	\$253.00	

Reserves for Capital Expenditures / Deferred Maintenance 2018							
Asset	Estimated Life (Yrs.)	Year Install	Estimated Remaining Life (Yrs.)	Replacement Cost	Balance as of 10/31/17	Remaining Funding Requirement	2018 Annual Funding Requirement
Tree Replacement (175)	40	1995	17	\$70,000.00	\$13,027.64	\$56,972.36	\$3,351.32
Mailbox & Lamp Post Replacement	35	1995	12	\$6,000.00	\$1,200.00	\$4,800.00	\$400.00
Storm Drainage Replacement	30	1990	7	\$150,000.00	\$33,333.32	\$116,666.68	\$16,666.67

Entry Monument Signs (2)	35	1995	12	\$25,000.00	\$6,196.92	\$18,803.08	\$1,566.92
Custom Street Signs	30	2010	22	\$25,000.00	\$2,713.04	\$22,286.96	\$1,013.04
Deferred Maintenance	10	N/A	N/A	\$10,000.00	\$2,850.00	\$7,150.00	\$1,000.00
TOTAL				\$286,000.00	\$59,320.92	\$226,679.08	\$23,997.95

Pass out Preliminary Budget: Discussion from the audience

Jim Roberto: We really spent a lot this year. Did we get the Mourcade settlement this year.

Hewitt McCloskey: The settlement was in 2015. We received around \$25,000. We also have a lien on one property that is in foreclosure and will be getting in revenue from this.

Man from audience: The Budget doesn't tell us how we are performing to date.

Peter Van Leeuwen: For the ten and a half months, we are performing very well. We have a healthy balance.

Steve Norris: Did we negotiate with a new insurance company. Our rates are lower. Why is that?

Peter Van Leeuwen: Our estimate was higher than it turned out to be because of litigation with the condos.

Luther Ward: Contingency Fund—last year I requested to have a cap put on it. Shouldn't we have a cap?

Peter Van Leeuwen: It is \$10,000 per year.

Jim Roberto: Do we have to build the wall at the maintenance building?

John Spiegel: The golf course ownership is primarily responsible for replacing the privacy fencing along Aeries Way Drive, and they are willing to consider alternatives to chain link fencing. We will assist by getting information and prices. It is possible that ERPOA would contribute some amount if an upgraded wall was feasible, but at this point we do not have enough information to predict what may happen.

Sherri Holly: After IRMA one of our signs was gone/stolen.

John Spiegel: It is being replaced now.

Don Peters: I live close to the 15 th green and 16 th tee. Tanks and trucks have come in to my property. I don't want this. There is still trash there. John, if you have any influence to help clean it up, please do.

John Spiegel: I will take a look at the situation.

Luther Ward: Mailbox color. Some people are painting the mail box black. Some are using the bronze color which it was originally. Need some guidance.

John Spiegel: I will look at the Deed of Restrictions, we may need to establish a uniform color if that is not mentioned in the DOR.

Tom Price: Who is responsible for the piping at the end of Twin Eagle near the Legends? Is there a drawing of the drainage pipes.

Hewitt McCloskey: We maintain the road right-of-way on the East side of Bald Eagle Drive, as well as the preserve area on the West side of Bald Eagle Rd.

Christine Leslie: I have a drawing you can look at. I'll call the County and check on that.

Ginny Schuler: What is happening with the Christmas tree?

Hewitt McCloskey: We have bought an artificial tree and it is being stored in a resident's garage..

John Spiegel: I want to wish everyone a Happy Thanksgiving.

Peter Van Leeuwen requests a motion to accept the proposed Preliminary 2018 Budget:

First Motion to Approve: Richard Herman

Second Motion to Approve: Hewitt McCloskey

All in Favor: Motion Approved

Request a Motion to adjourn the meeting:

1. First Motion for adjournment: Richard Herman
2. Second Motion for Adjournment: Peter Van Leeuwen
3. All in Favor: Meeting Adjourned at: 8:02 PM