

Minutes for the Eagle Ridge Property Owners Association Meeting for October 7, 2013

Meeting was called to order at 7:10 by Hewitt McCloskey . Board members present were:

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	<u> X </u>	<u> </u>
Steve Norris	<u> X </u>	<u> </u>
Drexel Turner	<u> X </u>	<u> </u>
Bill Barnes	<u> X </u>	<u> </u>
Jim Roberto	<u> X </u>	<u> </u>

A quorum was reached. There were 21 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for July 1, 2013 Board Meeting. (No motion is required to approve the minutes of September 9, 2013 since it was not an official meeting because we lacked a quorum)

First Motion by: Steve Norris

Second by: Bill Barnes

All approved.

Treasurer's report was provided by Drexel Turner

Current end of month date September 30 , 2013		
Assets		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2013)		10,061.41
48 month CD 7985 (09/19/2015)		61,150.42
Business Checking 1247		21,982.94
Business Savings 7890		7,653.07
Total Checking/Savings	\$	100,847.84
Total Current Assets	\$	100,847.84
Liabilities & Equity		
Equity		
Opening Balance Equity		105,989.16
Unrestricted Net Assets		-18,977.37
Net income		13,927.05
Total Equity		100,847.84
Total Liabilities & Equity	\$	100,847.84

Current status of ERPOA Annual Assessments: We have 95% of Annual Assessment collected.

Proposed ERPOA budget for 2014. Copies of the proposed budget are available on the website and copies were available at the ERPOA Board Meeting. If there are any questions, please contact a Board member.

An increase of dues is proposed for property owners to \$250 and condos to \$145.

The proposed budget for 2014 is as follows:

	2013		2014		
Type	Jan-Jul	Projected to Yr End	Proposed Budget	Monthly	Proposed Dues
INCOME					
ERPOA Annual			96,480		250
Condos Annual			30,624		145
Directory advertising	1270	2177	1,500		
Estoppel Fees	550	943	1,000		
Interest Income	345	591	600		
Late Fees	271	465	500		
Other Income					
Transfer Income	450	771	800		
Total Income	2,886	4,947	131,504		
EXPENSES					
Insurance					
Crime Insurance	380	651	400	33.33	
Directors/Officer	3,002	5,146	3,200	266.67	
Umbrella	1,395	2,391	1,500	125.00	
Commercial	2,948	5,054	3,200	266.67	
Total Insurance	7,725	13,243	8,300	692.00	
Legal Expenses	21,956	37,639	30,000	2,500	
OPERATING EXPENSES					
Accounting	450	771	450	37.50	
Administrative	7,826	13,416	11,000	916.67	
Annual Report	261	447	150	12.50	
Board Mailings	1,413	2,422	2,000	166.67	
Gen Maint & Repair	103	177	200	16.67	
Meeting Room Rental	550	943	500	41.67	
Mileage Reimburse	263	451	450	37.50	
Office Supplies	2,458	4,214	4,500	375.00	
Postage/Delivery	125	214	250	20.83	
Printing Expense	1,030	1,766	1,500	125.00	
Social Events	920	1,577	1,600	133.33	
Web Site Expense	290	497	350	29.17	
Total Operating	15,689	26,895	22,950	1,913	
PROPERTY MAIN.					
Aquatic Services	1,325	2,271	2,300	191.67	
Beautification	4,091	7,013	5,000	416.67	
Conservation Area	2,100	3,600	3,600	300.00	
Electrical Supplies	164	281	300	25.00	
Electrical Work	475	814	850	70.83	
Fertilizer Application	2,110	3,617	3,600	300.00	
General Maint	1,577	2,703	2,700	225.00	
Irrigation System	1,120	1,920	2,000	166.67	
Landscape Maint	13,720	23,520	24,500	2,041.67	
Mulching	3,480	5,966	6,000	500.00	

	2013		2014		
Type	Jan-Jul	Projected to Yr End	Proposed Budget	Monthly	Proposed Dues
Pest Control-Lawn	1,824	3,127	3,200	266.67	
Pest Control-shrubs	1,294	2,218	2,300	191.67	
Residential Maint	2,640	4,526	5,000	416.67	
Tree Trimming	2,990	5,126	5,200	433.33	
Other	800	1,371	1,500	125.00	
Total Prop. Maint	39,710	68,074	68,050	5,671	
UTILITIES					
Electric Service	489	838	850	70.83	
Telephone	267	458	500	41.67	
Total Utilities	756	1,296	1,350	113.00	
TOTAL EXPENSES	85,836	147,147	130,650	10,888	

President's Monthly Report : Hewitt McCloskey

1. All of our ERPOA Board Meetings will be held at the Eagle Ridge Golf Course Club House until further notice, thanks to the kindness of Brad Davis.
2. A written response by the Board of Directors to the letter issued by Tom Mouracade to the residents of Eagle Ridge Property Association was published on the Eagle Ridge Web site. It was also emailed to all property owners who have given their email address to Ed Schuler. In addition, there are printed copies of our response available at the front table. We can discuss this further when we get to residents comments.
3. The Association is pursuing legal action against six (6) property owners who owe a minimum of \$680.00 up to a maximum of almost \$1,100.00 . Collection letters have been sent to each property owner who has reached that threshold. They have 45 days to pay all past due assessments and penalties. If no response, our attorneys will file a lien against the property. If still no response after 45 more days, we will have our attorneys issue an 'intent to foreclose' letter.
4. The Board is requesting applicants who are interested in serving on the ERPOA Board of Directors for a two year term to contact me or any other Board member. There are three spots open.
5. We, ERPOA, were asked by the President of the Eagle Ridge Condominium Association through their attorney to pay for the cost of about \$2,925.00 to repair a collapsed 15 inch diameter storm drainage pipe in their parking lot. They interpreted our Deed of Restrictions to suggest the overall Association was responsible for all drainage either above or below. We do not share their opinion of responsibility and have hired an attorney to respond to this claim.

Vice President's Report: Steve Norris

It is nice to see so many people at our monthly meeting

Director's Report: Jim Roberto

1. Photos were passed around of the Mouracade property , whose owners have been asked to remove their trash.
2. We don't want to change the community culture, but are looking into a new law firm for our association. Chris Shield, of the Prevas Law firm is a possibility. Paul Hirsh, President of the Fairways, has used them and recommends them.

Director's Report: Bill Barnes

1. The Deed of Restriction has a new filing system from the state.
2. The areas surrounding the maintenance yard of the Golf Course have been cleaned up. The green fence is attached, dead trees are cut, and Brad has done a good clean up job.
3. There was a discussion regarding the ditch in the back of Twin Eagle Lane, which is County owned. We are looking into this matter in terms of more involvement by the County.

Committee Reports

Architectural Control- Steve Norris

There were 24 requested changes in the community that have been approved since August 1, 2013.

1. 7221 Twin Eagle Paint Front Door
2. 7750 Twin Eagle Screen Front door and replace gutters
3. 7684 Eaglet Re-roof
4. 14546 Majestic Eagle Replace double front doors
5. 7585 Eaglet Pressure clean and paint house
6. 14634 Majestic Eagle Paint house
7. 7340 Twin Eagle Ln Landscape front yard.
8. 14664 Majestic Eagle Paint driveway
9. 14581 Eagle Ridge Dr. Paint front door and trim
10. 7791 Eagles Flight Hurricane shutters
11. 7061 Twin Eagle Re roof
12. 7221 Twin Eagle Stain driveway
13. 14619 Eagles Lookout Paint house
14. 14597 Aeries Way Dr New pool cage
15. 7161 Twin Eagle Ln Paint house
16. 7500 Twin Eagle Ln New curbing around beds
17. 14587 Aeries Way Dr New pool cage
18. 7831 Twin Eagle Ln New landscaping
19. 1475 Majestic Eagle Replace driveway
20. 7081 Twin Eagle Ln Paint house
21. 7161 Twin Eagle Ln Paint trim
22. 14589 Aeries Way Drive Landscape front
23. 14644 Aeries Way Drive Fence around trash cans
24. 7695 Eagles Flight Replace driveway with pavers

Block Captains-Connie Hope

1. Thank you, Larry Fredette, for taking care of the newsletter for many years. Larry is stepping down as of the end of September.

2. Peggy Watts will be in charge of the newspaper starting with the October, 2013 newsletter. You will be picking up the newspaper at her home at 7600 Twin Eagle Lane. The newsletter will also available at The Eagle Ridge Golf Club office and at the Eagle Ridge Condo mailboxes.
3. I have 4 new Block Captains. Thank you for stepping up to volunteer.
 1. Judy Muehlman
 2. Susan Barnett
 3. Nancy Crook and Gail Newmark will be sharing 6month each
 4. Frank Taldone
4. I still need one more on Aeries Way Drive. I will be calling.
5. "Dining In" will be starting in November. We need someone to volunteer to have the first cocktail party.
6. Dining In for December will be at Hewitt's and my home on December 21, 2013. We still need couples to volunteer for November, January, February, March and April. If we don't get people to volunteer, we will not be having a "Dining In" for that month. We have many couples in the club who have not had a turn; please step up and host a cocktail party.
7. We are not having a formal Garage Sale next year, 2014 , in February as we usually do. There have been too many traffic problems and irate customers. You are welcome to have your own sale.
8. The first Saturday of each month will feature The Farmer's Market at the corner of Daniel Blvd. and Eagle Ridge Drive. November 2nd is the next one. Put it on your calendar.

Deed of Restriction Committee- Ed Schuler

1. No property inspections were held during the month of September. They will resume in October at a date and time to be determined by the Chairman.
2. There are many residents putting out their yard waste too early in the week. Pick up is Thursday and Friday mornings; please put things out the night before.
3. We are writing guidelines to go with the Deed of Restriction.

Eye of the Eagle Editor: Ginny Schuler

The deadline for the newsletter is the 9th of each month. Please make sure you have submitted everything by that date.

Golf Liaison Committee: Jim Roberto

1. We as a community need to support our Golf Course more. Only 13% of our families have memberships at the Golf Course. We want to keep an active role and partner with the Golf Course.
2. I will form a committee to look into ways we can support the Golf course.
3. Maybe have them look into extending the restaurant area.
4. Will be discussing this in months to come.

Maintenance & Beautification – Carolee Swales

We have put five pine trees in the preserve area and will be putting in an additional three cypress trees shortly.

Security and Safety Committee-Drexel Turner

There have been no problems in the community this past month.

Social Committee: Cathy Dhimos

The next social event will be held at Eagle Ridge Golf Clubhouse and is scheduled for December 14, 2013 at 5:30 PM

Welcoming Committee: Judy Norris

I have been in contact with new residents. We have the Buckners here tonight, who have just moved to Eagle Ridge because they found the community to be so beautiful.

Resident's Comments (limited to three minutes)

1. Luther Ward spoke about the proposed increase in dues.
2. Don Allen will check out some lawyers in our area for better hourly rates.
3. Resident asked if we could post the last three years of the budget on the website.
4. Resident asked that we post the rates of the Golf Course in the newsletter and on the website.
5. Peggy Watts: What can we do about the ditch in the rear of Twin Eagle? The Board will check this out. Bill Barnes is addressing this issue.
6. Dennis Brown: What lessons have we learned with the old Deed of Restriction?
Jim Roberto: We have a very effective new Deed of Restriction that will make things much easier going forward.
7. Linda Brown: Are we going to replace the palm tree that was taken down?
We can not replace it with a palm tree as the fungus has contaminated the ground, but we will replace it with another tree.
8. Ginny Schuler: What is the deadline for the Mouracade cleanup?
Hewitt McCloskey: December 22, 2013.

A request was made for a motion for Adjournment:

1. First Motion: Drexel Turner

2. Second Motion: Jim Roberto

All voted in favor for adjournment.

The meeting was adjourned at 8:30 PM