

Minutes for the Eagle Ridge Property Owners Association Meeting for November 3, 2014

Good evening and welcome to all property owners and guests to the Eagle Ridge Property Owners Association meeting. I am asking all comments and questions from the audience to be held near the end of the meeting where “residents’ comments” are requested in the agenda. The exception will be the presentation and discussion of the 2015 Budget by our Treasurer, Peter Van Leeuwen.

Before we begin our regular Board meeting for November 3, 2014, I would like to introduce you to our special guest Kim Swanson, PhD. FCPP, who is with the Lee County Sheriff’s Office and is a Crime Prevention Specialist.

Connie Hope introduced Kim Swanson.

A summary of her speech was:

You as residents are the eyes and ears for the Sheriff’s Office in your community.

The telephone number you should call if you see something questionable in your community is 239-477-1000; tell them your name, address, phone number and what you saw.

The Crime Prevention Agency helps and addresses the following:

1. Human Trafficking
2. Personal Safety
3. Define courage for Women
4. Free Security Survey for your home or business—we will make recommendations
5. Residential Security
6. Community Relations –we give tips and fraud alerts

Here are the things you should always LOCK:

1. Your doors of your home
2. Your car doors
3. Your garage doors—always keep them closed and locked. Never leave your garage door open.

In some communities kids and vandals walk through neighborhoods and try all the doors to see if they can get in. By locking them, you will deter them.

I work with the Crime Prevention for Lee County as does Deputy Alan Canfield. He works with gated communities and several others, including Eagle Ridge.

Here’s what you can do to help the Sheriff’s Office:

1. Be their eyes and ears—if you see something that is ‘out of whack’, call the Sheriff’s Office.
2. Know your neighbors; keep an eye on the houses around you. If you see something not right, call the Sheriff’s Office.
3. Learn to be observant—give good descriptions:
 1. A car —give the color, make, year, and any outstanding marks
 2. A person-give the height, approximate weight, clothing description, and any outstanding characteristics

I am leaving some flyers and phone lists for each of you. Thank you for your time and good night.

Meeting was called to order at 7:02 PM by Hewitt McCloskey . Board members present were:

Present Absent

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

A quorum was reached. There were 14 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for October 6, 2014 Board Meeting.

Motion by: Peter Van Leeuwen

Second by: Bill Barnes

All approved.

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for October 31, 2014

Current end of month balances to October 31, 2014	
ERPOA Bank of American Accounts Balances	
Business Savings 7890	2,654.16
Business Checking 1247	6,608.40
Business Checking 3976	14,275.00
12 month CD-1384 (01/13/2014)	10,071.92
48 month CD 7985 (09/19/2015)	61,782.08
Total as of October 31, 2014	\$ 95,391.56

98% of the dues have been collected. We are short 9 single family homes and 4 condos. We have sent them a first, a second and a third notice. The Board will decide whether to seek legal action depending on the amount past due.

Presentation of the 2015 Budget :

Accounts	2014 Budget	2015 Budget	Variance from 2014
INCOME			
Annual Dues (net)	\$127,104.00	\$155,918.00	\$28,814.00
Estoppel Fees	2,300.00	2,500.00	200.00
Interest income	600.00	400.00	-200.00
Directory Advertising	1,500.00	1,000.00	-500.00
Late Fees		1,150.00	1,150.00
Other Income		1,045.00	1,045.00
Transfer fees		1,540.00	1,540.00
Total Income	131,504.00	163,553.00	32,049.00
EXPENSES			
Insurance	8,300.00	8,700.00	400.00
Commercial		3,250.00	
Crime		430.00	
Directors/Officers		3,480.00	
Umbrella		1,540.00	
LEGAL	28,000.00	30,800.00	2,800.00
OPERATING	20,950.00	26,124.25	5,174.25
Accounting Services		590.00	
Administrative		10,650.00	
Annual Report-State of Florida		61.25	
Civil engineering Services		7,218.00	
Contingency (new)		1,000.00	
Meeting Room Rental		200.00	
Mileage Reimbursement		405.00	
Office Supplies		3,650.00	

Other Operating Expenses		1,350.00	
Postage & Delivery		630.00	
Website Site Expense		370.00	
PROPERTY MAINTENANCE	68,050.00	63,658.75	-4,391.25
Aquatic Services		2,395.00	
Conservation Maintenance		3,800.00	
Electrical Work		605.00	
Fertilizer Application		3,030.00	
Irrigation Maintenance		1,310.00	
Landscape Beautification		1,440.00	
Landscape Maintenance		22,253.75	
Landscape Mulching		6,700.00	
Mailbox/Lamppost Supplies		2,300.00	
Pest Control-Lawn		2,915.00	
Pest Control-Shrubs		2,790.00	
Residential Maintenance		6,070.00	
Tree Trimming		8,050.00	
UTILITIES	1,350.00	1,270.00	-80.00
Electrical Service		775.00	
Telephone Service		495.00	
Total Expenses	126,650.00	130,553.00	3,903.00
Total Reserves	5,000.00	33,000.00	28,000.00
Total Expenses & Reserves	131,650.00	163,553.00	31,903.00
Proposed 2015 Annual Dues			
Single Family residences/Lots		300.00	
Condominiums		175.00	

Reserve Account for 2015

Asset	Est. Life	Yrs	Est. Remaining Life	Replacement Cost	Est. Bal. as of 1/1/15	Remaining Funding	2015 Funding Requirement
Landscaping (175 trees x 400)	40	1995	20	70,000.00	3,500.00	66,500.00	3,500.00
Mailbox & Lamp Replacement	35	1995	15	6,000.00	.00	6,000.00	1,000.00
Storm Drainage Replacement	30	1990	6	150,000.00	.00	150,000.00	25,000.00
Entry Monument Signs (2)	35	1995	15	25,000.00	1,500.00	23,500.00	1,500.00
Custom Street Signs	30	2010	25	25,000.00	.00	25,000.00	1,000.00
Deferred Maintenance	10	N/A	N/A	10,000.00	.00	10,000.00	1,000.00
Total				286,000.00	5,000.00	281,000.00	33,000.00

Question: Luther Ward: Are repairs a capital expense?

Hewitt McCloskey: The reserves are for capital long term improvements of all of the items listed in the reserve Account.

Bill Barnes: The \$1,000 in the budget for the repair and replacement of mail boxes and lamp posts should be increased to \$2,500 in the reserve account. This would be a more realistic figure.

A Motion was made by Bill Barnes to approve the budget with one item still to be finalized, that being the storm drainage replacement cost. The information should be available by December 1, 2014.

Second the motion: Steve Norris

All in favor, motion passed 4-0

President's Monthly Report : Hewitt McCloskey

1. There will be ongoing meetings with our civil engineer and attorney concerning whose responsibility it is to maintain, repair and replace the storm drainage pipes. The next meeting to be scheduled is with the Lee County Department of Transportation. (More detail of our progress by Steve Norris)
2. Mailbox Committee replacement system has been established by Bill Barnes who will speak on the progress to date. We have a system in place for getting parts and implementation.
3. Pond treatment and clean-up of ponds behind Eagles Flight Lane and Aeries Way Drive. We have a new company, Aquatic System Inc. The lakes look much better now.

Vice President's Report: Steve Norris

The report on the progress of the engineering study by Darby Engineers of the storm drainage structures as to who is responsible for repairs and maintenance is still on-going.

Everything had to be inspected. They have run cameras through all the drainage areas and culverts to see their condition and how long they will last. We will review the information and decide who is responsible. The drainage of the roads may be the responsibility of the County, the lake to lake pipes may be the responsibility of the Golf Course, and anything else may be the responsibility of ERPOA. At the completion of the study, we will know which pipes will be our responsibility and what they look like. A large percentage of the pipes are clogged with mud and rocks. They have not been maintained.

Director's Report: Bill Barnes

1. Mail Box Committee progress and update: the main issue is we need to find a handyman that is willing to do the repairs of the mail boxes and lamp posts on an 'as needed basis'. Ed Schuler and Hewitt McCloskey have located and purchased parts for the items; we have put them in our storage area, which is set aside just for these parts. We have an inventory of the parts for both items. There will be a 25% mark up on the parts used to cover the cost of the extra storage area. We also have purchased paint for the mail boxes and lamp posts. If you have a mailbox problem, call Bill Barnes at 239-248-4610.
2. The Leadership Academy, chaired by Bill Barnes, is on Thursday, November 13, 2014 at the Eagle Ridge Clubhouse at 6:00 P.M. Food will be available; the meeting will start at 6:15 P.M. We will explain what each director does and how the association is run. Our hope is that some of the residents will be interested in running for the Board as a director or as a volunteer for a committee. We have mailed about 20 invitations out. If you are interested, please call Bill Barnes at 239-248-4610

Committee Reports

Architectural Control Committee - Steve Norris

There have been 7 requests for review and approval for October. Six (6) have been approved and one is pending.

Block Captains Committee-Connie Hope

1. We will be putting together the ERPOA 2015-2016 Directory. We hope to have it finished by the end of February or in early March.
2. This year if you Do Not Want your phone number in the directory, you must fill out a form requesting that your phone number not be listed. These forms are on the website, www.eagleridge33912.com and Connie has forms at her home and with her tonight. Contact me

at 239-225-6609 or conniehope@comcast.net or check the website. Print the form and return it to me at 14517 Eagle Ridge Drive, Fort Myers, FL 33912.

3. All Block Captains need to make sure that their lists are correct and up to date, so the directory can be up to date. Please make sure I have all these additions.
4. I am still looking for two Block Captains:
 - A. Aeries Way Drive
 - B. Twin Eagle Lane (around 7120)
5. It will be the responsibility of the Block Captains to deliver the directories to their residents. Thanks again for your help.

Deed of Restriction- Ed Schuler

Property inspections were conducted on October 21, 2014; there were 29 property discrepancies primarily consisting of stained driveways (16) and, to a lesser extent, dirty roofs (6). Twelve have already been corrected and 3 people have appointments to have their work done.

Golf Liaison Committee: Jim Roberto absent

Landscape Beautification Committee – Carolee Swales

We are looking into the replacement of the Palms that have been killed by the Gamaderma disease. We are looking at putting in shade trees, rather than new palms, as the soil will continue to carry the disease which effects all palms.

We want a tree that is low maintenance. We also may have to take out some Brazilian Pepper plants.

Legal Committee: Bill Barnes

1. We have a meeting on Thursday afternoon with our attorney to sign an affidavit to proceed with the complaint against the Mouracade's. We have had no reply from them as of September 30, 2014. We will begin litigation in Lee County Court shortly.
2. The ERPOA officers will be attending a workshop meeting on Thursday afternoon, November 6, 2014 at 6:00 PM about HOA administration and new legal requirements.

Security and Safety Committee-Connie Hope

1. I have not heard from anyone about the bear in 2 -3 weeks.
2. I have not heard of any problems in the community over the past month concerning burglaries or robberies.
3. The Lee County Sherriff's Office Web Site is still not up and running. I have contacted Deputy Alan, but have not heard back.

Social Committee: Peggy Watts (new committee chairperson)

1. We need to start planning our holiday season ASAP. The final date is to be determined by Peggy. It will most likely be in early January.

Resident's Comments (limited to three minutes)

1. Bill Berkerink: Sept 8th minutes about the survey by the engineering firm. It states that the condos are excluded in this phase. Why is this?

Hewitt McCloskey: The Eagle Ridge Condos have been included. Phase two is going to be done at a future date. It is not scheduled as yet. Bottom line is who is the owner of these pipes? Lee County, ERPOA , the Golf course, or the individual condominium associations?

Bill Berkerink: Eagle Ridge Condos has had their roofs and siding cleaned. I just wanted to say that Andrew Kirksey did an outstanding job and went the extra mile to complete and make the roofs and siding look in top notch shape. I would recommend him highly to anyone.

2. Dave Hamilton: What protection is there that the association will not use the money in the reserved accounts for other things?

Bill Barnes: It is stated in the 'Florida Statutes, Chapter 720' which covers all of that. The Board can not and will not spend this money in any other way except as it is designated.

3. Bill Barnes: The tree that the Association puts up in December as the Christmas tree should be a "Holiday Tree", or a Holiday Event—not a specific name. It must reflect all the people in the community.

A request for a motion for Adjournment:

1. First Motion made by: Steve Norris
2. Second Motion made by: Bill Barnes

All voted in favor for adjournment. 4-0 in favor.

The meeting was adjourned at 8:22PM