

Minutes for the Eagle Ridge Property Owners Association Meeting for September 8, 2014

Meeting was called to order at 7:00 PM 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>
Peter Van Leeuwen	<u> X </u>	<u> </u>
Bill Barnes	<u> X </u>	<u> </u>

The President asked that all comments be held to the end of the meeting under 'Resident's Comments'. This will continue to be Board Meeting policy going forward.

A quorum was reached. There were 22 residents present.
Hewitt McCloskey requested that a motion be made to approve the Minutes for August 4, 2014 Board Meeting.

Motion by: Bill Barnes

Second by: Peter Van Leeuwen

All approved.

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

Current end of month balances to August 31, 2014	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	\$ 2,654.07
Business Checking 1247	39,689.81
Business Checking 3976	14,275.00
12 month CD-1384 (01/13/2014)	10,070.58
48 month CD 7985 (09/19/2015)	61,684.11
Total as of April 30, 2014	128,373.57

We will be working on the 2015 Budget and will present a draft preliminary budget at the October 6, 2014 meeting.

President's Monthly Report : Hewitt McCloskey

1. After meeting on site with two other lake management consultants/contractors, we decided to hire Aquatic Systems, Inc. They are the same company who manage the ponds for the Eagle Ridge Golf Course. The previous lake maintenance company was terminated.
2. The President requested a motion from the Board to accept the lowest qualified engineering bid from Darby Engineers for a fee of \$22,850.00 to inspect and evaluate the condition of all of the drainage pipes located within the single family section, comprised of 402 lots in the residential community of Eagle Ridge.
Steve Norris requested that a motion be made to proceed and accept the bid from Darby Engineers.
First Motion to approve: Peter Van Leeuwen
Second Motion to approve: Bill Barnes
All approved.

3. At the request of some of the residents the Board reviewed the three (3) documents which included the Articles of incorporation, By-laws, and the Deed of Restrictions for Eagle Ridge (ERPOA). We also reviewed Florida Statute, Section 720, which deals with Homeowners Associations. We could find no references to residents' rights to change or appeal the Board's decision. Our documents are silent on this issue.
Bill Barnes said there was no provision for a petition as listed. State legal counsel stated there has to be 80% of the property owners or 322 residents that sign the petition; then it will be directed to and through the courts for mediation before it can be litigated.
4. Concerning the pale lavender house, I wrote to the owner Charlene Wendel on August 18, 2014 and explained the procedure we follow when reviewing submissions to the Architectural Control Committee, and that the Board would not contribute or participate in repainting the house. I sent a copy of this letter to Philip LoPresti.
5. Mail Boxes, - By hook and by crook and with the help of Frank Taldone, Ed Schuler, and myself we now have most of the parts to assemble three mailboxes. Some will require minor repair and/or repainting, but we now have our own back-up supply of parts and materials. I have rented another storage locker just for the mailbox parts. Some of these parts are interchangeable with the light poles. We still need to find someone and pay them to assemble and install the mail boxes on an "as-needed" basis. Fusion Welding will come out and repair mailboxes for a charge. Their phone number is 239-288-6530. They tend to be expensive. We will be having Matthew Dwyer repair and replace mail boxes. All repairs will go through Matthew Dwyer. We will give you his phone number at the next meeting when pricing has been set.
6. Unfortunately we have lost two more Queen Palms to a fatal fungus (Gambusia) in the center island of Eagle Ridge Drive as you enter from Daniels Parkway. That is the sixth tree lost to this lethal disease in the past year. Carolee Swales and I will develop a replacement strategy for these palms. We have a total of 113 Queen Palms on the Eagle Ridge property.
7. Contrary to what has been shown on the web site schedule, there will be an October 6, 2014, Board meeting in order to present the preliminary proposed budget for 2015.

Vice President's Report: Steve Norris There are no comments at this time.

Director's Report: Bill Barnes

1. Progress of the President's Plaque. It has taken over two months to research all the past presidents of Eagle Ridge Property Owners Association. The President's Plaque is completed and was shown at the September 8, 2014 meeting. The plaque was presented to President Hewitt McCloskey and will remain with him during his term.
2. Discussion of Leadership Meeting: There are a number of new people who have moved into Eagle Ridge and might be interested in attending the Leadership Academy. The event is on November 13, 2014 in the evening. The location is to be determined. We will explain each Director's office and each committee. If you are interested, write your name on a piece of paper and give it to Bill Barnes or any member of the Board. There is also a form available on the website.



Committee Reports

Architectural Control Committee - Steve Norris

1. Recognition of new committee members: Thank you for volunteering. The new committee members are Patrick and Robert Hunt and Patrick Sorenson.
2. There were 6 requests made to the Architectural Control Committee. Three have been approved and three are in need of more information.

Block Captains Committee-Connie Hope

1. Two new block Captains have signed up: Mary Puissegur on Twin Eagle and Leslie Howard on Eaglet Court. I want to thank both of you for volunteering.
2. I still have openings for Three (3) Block Captains at the following locations:
Aeries Way Drive (14516-14572)
Twin Eagle Lane (7120-7260)
Eagles Flights Lane (7775-7919)
3. Block Captains- Please make sure I have all your new residents, and there are quite a few new ones, as well as any changes in phone numbers and email addresses. We need to keep our lists current.

Deed of Restriction- Ed Schuler

1. We do our monthly tour around the 21-25 of each month.
2. This past month we had 7 new property discrepancies.
3. One has been corrected and one is about half corrected.
4. In October we will be zeroing in on driveways and roofs and sides of houses—stains, algae, etc.

Golf Liaison Committee: Jim Roberto (absent)

Hewitt spoke with Brad, who said the Golf Club has had a very good summer with lots of revenue based on the special deals offered by the Golf Club.

Landscape Beautification Committee – Carolee Swales (absent)

1. The landscaping installation of trees and shrubs along Bald Eagle Drive in front of the preserve area is completed.
2. The corner of Eagle Ridge Dr. and Daniels addition has also been completed.
3. A row of Coco Plum shrubs has been added along both sides of Twin Eagle Lane next to the preserve area. It will take a little time, but they should be full and very showy in three to four years.
- 4.

Legal Committee: Bill Barnes

1. All legal problems have been completed and closed with the exception of Mouracades. It should be fast tracked as we have already gone to mediation last year, and an agreement has been signed. The work was not completed, nor has he complied with any of the mediation agreements.

Security and Safety Committee-Connie Hope

1. The Lee County Sheriff's website is still not up and running.

2. New safety article tips should be entered in the newspaper next month.
3. Incident on Bald Eagle Drive where the preserve is located. The Lee County Sheriff's Office should have been notified immediately, but wasn't. Always remember CALL THE SHERIFF'S Office.
4. If you see a suspicious person in your neighborhood, please call the Lee County Sheriff's Office immediately.
5. There was a bear seen in our community last week running across the golf course.
6. There have been two thieves on the golf course property recently stealing individual golf bags and vandals damaging golf carts.

Social Committee –Judy Muehlan

1. Unfortunately our social chairperson has resigned for personal reasons. This leaves us without a committee chairperson or committee staff. Until we are able to find a replacement for this committee chairperson, there will be no more social events. **Is there someone in the community who will volunteer for the chairperson of the Social Committee?**

Welcoming Committee: Judy Norris

1. I have called and interviewed several new people or families this month. They will be in the next newspaper.
2. Next year I may need someone to take over the Welcoming Committee.

Resident's Comments (limited to three minutes)

1. Pat Schoo: There are blue flags on Aeries Way Drive. Why are they there?
Ed Schuler: The flags read 'Sanitary Sewer'.
2. Bob Gadowski: The lakes on Eagle Flight Lane have been neglected. I called an environmental firm and they said they can't be sprayed.
Hewitt McCloskey: We have fired the old company and have hired a new company who will be cleaning up the lakes. We are paying the new company extra to clean up the lake behind Eagles Flight Lane. It will take several months to restore it.
Bob Gadowski: The new company drove over my lawn and didn't ask permission.
Hewitt McCloskey: He should have asked permission. I will call and inform them that in the future they must knock on your door or call ahead to ask permission to drive on your property.
3. Don Alan: There are a lot of mosquitoes over by Bald Eagle. Don't they spray in a helicopter?
Hewitt McCloskey: I understand the County does spray on an as needed basis.
4. Jeanette Cheluis: Who pays for the repair of the mailboxes?
Hewitt McCloskey: For many years the homeowners have paid for repairs. Frank Taldone charged people to repair.
Hewitt McCloskey: The light bulbs and sensors are paid for by the Association. The mail boxes are paid for by the residents. That has and will continue to be the policy of the Board of Directors.
5. Jeanette Chelius: We received a copy of the letter to Charlene Wendel. She selected a color and it was approved. She did nothing wrong.

6. Dave Hamilton: Does the engineering study that is going to be done cover the condos?
Hewitt McCloskey: It does not cover any of the three condos communities.

Alan Scull: Are the condos not included in this study?
Hewitt McCloskey: The condos are not covered in this phase, but will be covered in the next phase.
7. Matthew Dwyer: The mailboxes are in terrible shape. I will take over the mail box repair. I have painted some and cleaned them up.
Hewitt McCloskey: Thank you for volunteering for the mailbox repair. Please come up after the meeting and give us a phone number; we can discuss the repair procedures in more detail. Again, thank you.
8. Don Allan: I have just sprayed the mailboxes with WD 40; it doesn't last, but I just do it every month.
9. Bill Barnes: We will produce the policy and price of mailbox parts for the next meeting.
10. Darren McCarthy: Steve has an application for a propane tank to be installed.
There is also a rumor about not parking on the streets of Eagle Ridge.
Hewitt McCloskey: We as a Board don't want cars to park on the street for a long period of time. The streets are too narrow, 20 feet. It can be very hazardous for walkers and people driving.
Bill Barnes: We are formulating a policy with the Sheriff's department and the Transportation Dept. If and when the Board develops a no 'on street' parking policy, it will be presented at a future Board Meeting.
11. Ed Schuler: Neighbors that are not there full time might let you park in their drive way. Ask them.
12. Michael Pavese: Mr. Barnes, did you submit the questions about legal counsel to the attorneys?
Bill Barnes: No, I did it online. I can ask questions, and have them answer them.
Michael Pavese: What residents make up the Architectural Review Committee?
Hewitt McCloskey: Steve Norris and myself.
Michael Pavese: Do you have a copy of the color chip that was submitted?
Steve Norris: Yes, it is filed away.
Michael Pavese: The Deed of Restriction states that the colors are compatible with the community. The Deed of Restriction Section 'S' states the Arbitration Board resolves disputes. Who are the current members of the Arbitration Board?
Hewitt McCloskey: Mark Cooper is chairman.
Ed Schuler: The tentative appointees are Kay Turner and Mr. Gardener.
13. Charlene Wendel: I have been in the neighborhood for 12 years. I do not want to be a bad neighbor. I admit I made an error with the trim. I didn't get approval and I repainted it within a week. If you give me the money, I will repaint the house, but I do not have the money. I painted it pale lavender because I like the color. I will be attending more meetings in the future.
14. Jeanette Cheluis: No one thinks you are a bad neighbor.
15. Darren McCarty: The lights—there was a problem with some of the wiring of the post light. I have had to replace my sensor three times.
Hewitt McCloskey: If you have a short in the post light, you will need to get an electrician to repair it.
16. Michael Pavese: I had a mailbox that the door fell off. I wrote to the manufacture and they sent me a new door. It took about 2 months to get, but it was at no charge. I took a picture of the lid and sent it to them.
Hewitt McCloskey: How long ago was this?

Michael Paves: It was a year and half to two years ago.

Hewitt McCloskey: Since then Hanover has been bought out, and they are no longer making the mail boxes. Matthew Dwyer will be in touch with mailbox manufacturer and parts suppliers for future needs.

A request for a motion for Adjournment:

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

All voted in favor for adjournment. Meeting adjourned at 8:25 PM , September 8, 2014