

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

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., President	<u>X</u>	_____
Steve Norris, Vice President	<u>X</u>	_____
Peter Van Leeuwen, Secretary/Treasurer	<u>X</u>	_____
Ed Schuler, Director	<u>X</u>	_____
John Spiegel, Director	<u>X</u>	_____

A quorum was reached. There were 24 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for the October 5, 2015 Board Meeting.

First Motion to approve the minutes of October 5, 2015: Ed Schuler

Second Motion to approve the minutes of October 5, 2015: Steve Norris

All approved.

Treasurer’s Report: Peter Van Leeuwen Monthly summary of Accounts for October 31, 2015

Current end of month balances to October 31, 2015	
ERPOA Bank of American Accounts Balance	
Business Checking 1247	35,143.05
Business Checking Reserve 3976	11,640.00
Business Savings 7890	2,654.71
Total as of October, 2015	49,437.76

The major expense in October was for the payment of the Drainage Pipe work that was installed at Eagle Ridge Condos for \$34,447.00

2016 Draft Budget For Eagle Ridge Property Owners Association			
Type	2015 Budget	2016 Budget	Variance from 2015 Budget
INCOME			
Annual Dues (net)	146,780.00	194,283.00	47,503.00
Estoppel Fees	2,500.00	4,500.00	2,000.00
Interest Income	400.00	00	- 400.00
Directory advertising	1,000.00	00	-1,000.00
Late Fees	1,150.00	950.00	- 200.00
Mailbox Reimbursement		4,250.00	
Settlements and Closings	1,045.00	2,500.00	1,455.00
Transfer fees	1,540.00	1,350.00	- 190.00
Total Income	154,415.00	207,833.00	53,418.00

EXPENSES			
Insurance	8,700.00	10,000.00	1,300.00
General Liability	3,250.00	3,500.00	250.00
Type	2015 Budget	2015 Budget	Variance from 2015 Budget
Crime Insurance	430.00	500.00	70.00
Directors/Officer	3,480.00	3,500.00	20.00
Umbrella	1,540.00	2,500.00	960.00
Legal Expenses	30,800.00	62,500.00	31,700.00
Operating Expenses	26,443.00	26,450.00	7.00
Accounting Services	590.00	1,500.00	910.00
Administrative	8,150.00	5,000.00	- 3,150.00
Annual Report State of FL	65.00	100.00	35.00
Civil Engineering Services	7,218.00	6,500.00	- 718.00
Contingency	3,800.00	2,500.00	- 1,300.00
Meeting Room Rental	215.00	250.00	35.00
Mileage Reimburse	405.00	1,200.00	795.00
Office Supplies	3,650.00	2,500.00	- 1,150.00
Other Operating Expenses	1,350.00	500.00	- 850.00
Printing Expense		3,000.00	
Postage & Delivery	630.00	2,000.00	1,370.00
Social Events		1,000.00	
Web Site Expense	370.00	400.00	30.00
Property Maintenance	64,910.00	83,600.00	18,690.00
Aquatic Services	2,395.00	2,400.00	5.00
Conservation Area	3,880.00	3,600.00	- 280.00
Drainage System Project		21,000.00	21,000.00
Electrical Work	605.00	300.00	- 305.00
Fertilizer Application	3,110.00	3,100.00	- 10.00
Irrigation Maintenance	1,310.00	1,500.00	190.00
Landscape Beautification	3,440.00	3,000.00	- 440.00
Landscape Maintenance	22,255.00	23,000.00	745.00
Mailbox/Lamppost	2,990.00	4,200.00	1,210.00
Mulching	6,780.00	6,500.00	- 280.00
Pest Control-Lawn	2,995.00	2,700.00	- 295.00
Pest Control-shrubs	2,870.00	3,000.00	130.00
Residential Maintenance	4,150.00	1,800.00	- 2,350.00
Tree Trimming	8,130.00	7,500.00	- 630.00
UTILITIES	1,270.00	1,300.00	30.00
Electric Service	775.00	800.00	25.00
Telephone	495.00	500.00	5.00
TOTAL EXPENSES	132,123.00	183,850.00	51,727.00
TOTAL RESERVES	22,290.00	23,983.00	1,693.00
TOTAL EXPENSES & RESERVES	154,413.00	207,833.00	53,420.00

The proposed method for establishing a fair proportion of assessment costs between the 402 Eagle Ridge Single-family homes and lots and the 220 Eagle Ridge Condominium Units is as follows:

The Sample size includes all single family homes and condominiums in Eagle Ridge units sold between September 29, 2015 and November 30, 2012. Within this time period, there were 62 single family homes sold and 31 condominium units sold. The total selling prices of the 62 single-family homes was \$19,085,500.00 and the total selling price of the 31 condominium units was \$4,035,850.00.

The average selling price during that time period for a single-family home was \$308,000.00, and the average selling price during that same time period for a condominium unit was \$130,200.00.

The ratio of home prices during that time period compared to the condominium prices during that same time period was 2.37 (\$308,000.00 / \$130,200.00)

Assumption: If the total ERPOA budget is \$194,283.00 for 2016 then the total amount to be paid is as follows:

The total of all 402 single family homes will pay: 76.3% or \$148,238.00/402

The total of all 220 condominium units will pay: 23.7% or \$46,045.00/220

Each single family home will pay: $\$148,238.00/402 = \369.00

Each condominium unit will pay: $\frac{\$46,045.00}{220} = \209.00

TOTAL: \$194,283.00

Test 402 x 369.00 = \$148,238.00

220 x 209.00 = \$46,045.00

TOTAL: \$194,283.00

In summary, single family homes in total will pay 3.22 times what the condominiums in total will pay. Therefore, the recommended 2016 Annual Assessment is:

Single Family Homes	\$369.00
Condominiums	\$209.00

Reserves for Capital Expenditures and Deferred Maintenance

Asset	Estimated Life Yrs.	Year Installed	Estimated Remaining Yrs.	Replacement Cost	Estimated Balance	Remaining Funding	2016 Annual Funding
Tree Replacement (175 trees)	40	1995	19	\$70,000.00	\$6,325.00	\$63,675.00	\$3,351.32
Mailbox & Lamp Post Replacement	35	1995	14	6,000.00	400.00	5,600.00	400.00
Storm Drainage Replacement	30	1990	9	150,000.00	.00	150,000.00	16,666.67

Entry Monument Signs	35	1995	14	25,000.00	3,065.00	21,935.00	1,565.00
Custom Street Signs	30	2010	24	25,000.00	1,000.00	24,000.00	1,000.00
Deferred Maintenance	10	N/A	N/A	10,000.00	850.00	9,150.00	1,000.00
Total				286,000.00	11,640.00	274,360.00	23,982.98

Discussion of proposed budget and assessments for 2016 are as follows:

Jim Roberto: Drainage was originally \$15,000 and then another \$30,000.00, totaling \$55,000.00

Susan Stark: Why are the legal fees so high?

Hewitt McCloskey: There are two main reasons. The Mouracade problem which is now in the Court of Appeals and preparation for the legal battle with our own condominium associations.

Ron Campbell: These homes were built in the 1980's. The increase to \$369.00 and \$209.00, are not bad considering other communities.

Jim Roberto: Are we covering what we need for future drainage with the Golf Course?

Hewitt McCloskey: Lee County will be responsible for most of the drainage pipes. In fact, we estimate we have 6 drainage pipes that are the Association's responsibility. The remaining are Lee County's or the Golf Course. Final confirmation is still pending with the County.

Jim Roberto: The Golf Course is moving ahead with working on the drainage; we should meet with them to understand and coordinate our joint efforts and responsibilities..

Steve Norris: Many of the pipes don't have to be replaced, just cleaned out primarily on the Golf Course property as there are blockages. They haven't been cleaned out in years.

Bill Beckering: The \$21,000.00 drainage system does not belong under Property Maintenance. It is a Capital Expense and should be in the Reserve Account.

Peter Van Leeuwen: This is a draft budget. We will review all items listed in the budget and make appropriate changes as required.

President's Monthly Report : Hewitt McCloskey

1. For those residents who were not present at the October 5, 2015 Board meeting last month or who don't read the local newspaper, Bill Barnes has resigned from the Board and moved from Eagle Ridge effective October 21, 2015. At that meeting the Board of Directors nominated and elected John Spiegel to finish Bill's term in office which lasts until March 2017.
2. It is still my intent to revisit the need for a property manager in Eagle Ridge and to that end and without any commitment. I intend to request proposals for property management services. I will be looking at three or four property management companies in the next month.

3. I am very glad to say we have filled the Chairmanship vacancy to the Deed of Restrictions Committee left by the departure of Tom Price. Kathy Furlong has agreed to Chair this very important committee. Thank you, Kathy.
4. At the request of the neighbors who live across the street from the sewer treatment plant and the golf course storage and maintenance yard, I am writing to both parties to ask for their help in improving the appearance of the entrance areas and gates. Photographs of the entrances areas are included with the letter I am sending.

Vice President's Report: Steve Norris

1. An update on the progress of the storm drainage pipe replacement at the Eagle Ridge Condominiums project site as of October 30, 2015. We have been working on a punch list of about 12 items. The storm drainage piping looks good and just a few items are in need of correction. We have withheld 10% payment until all of these items are done to our satisfaction.

Director's Report: Ed Schuler

CSI based in Fort Lauderdale with a local office in Naples will be looking into developing a bid spec for updated fiber optic infrastructure that will lead to better cable television, hi speed Internet and phone capability. We have sent their agreement to our attorney for comments; they will also look into the governing documents to see if we can legally do this.

Director's Report John Spiegel- (no report)

Committee Reports

Arbitration Board Committee: Temporarily Vacant

1. We are interviewing a few candidates for the Arbitration Board. The position should be filled in the near future.

Architectural Control Committee: Steve Norris

1. It has been a slow month. We only had 5 requests and all were approved. They include:
 1. 14569 Aeries Way Drive Paint driveway
 2. 14589 Aeries Way Drive Exterior painting
 3. 7601 Eagles Flight New window
 4. 14910 American Eagle New paver on driveway
 5. 14679 Triple Eagle New front door

Block Captains Committee: Connie Hope

1. Still looking for four Block Captains at the following locations:
Eagles Flight Lane 7537-7633
Eagles Flight Lane 7584-7617
Aeries Way Drive 14516-14560
Twin Eagle lane 7619-7639
2. I have new resident sheets for many of the Block Captains and will be giving them out during this upcoming month.

Deed of Restriction Committee: Kathy Furlong

1. We cited 24 homes on our tour around the community on October 20, 2015. These were the worst of the worst. We did not cite most roofs. Now that the rainy season has ended, we will be writing up all stained driveways and roofs next month.

Landscape Beautification Committee – Carolee Swales

There is nothing new for this month.

Legal Committee: John Spiegel

1. The last item filed with the Court of Appeal is our Eagle Ridge POA motion for attorney fees; no request for oral argument has been filed.

Security and Safety Committee-Connie Hope

1. Nothing new had been indicated on the police report computer sheets for our community during the month of October.
2. I have spoken with Deputy Sheriff, Alan Canfield, our sheriff’s office liaison and he has been focused on ‘speeders’ in our community. A Warning: Drive slowly in our community. The speed limit is 25 posted. If you see someone speeding, get their license number and call the non-emergency number 239-477-1000 and report it. They cannot issue a ticket on a resident’s report, but they can send a warning.

Social Committee –Peggy Watts

1. We are scheduling an event on December 11, 2015 at the Golf Course Club House as soon as we check with them that it would be available. Only 75 people may attend due to space limitations. Call Peggy Watts to make a reservation (239-313-6848). It will be posted. Please do not just come to the event without a reservation, or you will be asked to leave.

Welcoming Committee: Judy Norris

1. I mentioned at the last meeting that I have taken a full time position and will no longer be able to work on the Welcoming Committee. Ed Schuler has stepped forward and will be doing the Welcoming from here on. Thank you, everyone.
Hewitt McCloskey: I want to thank you for all your hard work and articles in the newspaper over the past 3 years.

Resident’s Comments (limited to three minutes)

1. Bob Reber: If we are considering a management company, an example of a community I was in before was they tried to get everyone to use the same lawn cutting company. I don’t want that.
Hewitt McCloskey: We will list all the things we want the management company to handle.
Bob Reber: We have numerous speeders in the community. The school buses are a lot of the problem.
Hewitt McCloskey: You need to call the Sheriff’s office and report speeders. Get their car or bus description and license number.

2. Hewitt McCloskey: The Golf Course has been doing plantings in the ponds of plants that will retain the banks and improve water quality..
3. Kathy Furlong: Why are we considering a management company? How would that affect our dues?
Hewitt McCloskey: We are going to talk to 3 or 4 management companies. It may increase the dues some. I will prepare a performance spec on the items we want them to handle. We will look very carefully at this before we hire any Property Management Company.
4. Bill Beckering: Steve, back to the punch list items for the drainage. There is a mechanics lien action from one of the subcontractors.
Steve Norris: We are aware of this.
5. Paul Hirsh: How can we put in an annual budget amount to replace the pipe? You have gone way over board. Homeowners sales versa condo sales, so who should pay for that?
6. Dave Snyder: Why do you feel we need a management company? You are doing a great job.
Hewitt McCloskey: At times, there is too much work to be done by the Board. We will get several prices from 3 to 4 management companies and then we will discuss it.
7. Jim Roberto: There will be a big void when you and Steve leave the Board. You have done a great job.
8. Paul Hirsh at the Fairway: Appreciate everything the Board has done. My concern is that when you look at the budget, most of the items are to the Deed of Restriction. Why should the condominiums pay for the Deed of Restriction items that belong to the overall Property Owners Association?

A request for a motion for Adjournment:

- 1. First Motion for Adjournment: John Spiegel**
- 2. Second Motion for Adjournment: Ed Schuler**

All voted in favor for adjournment.

The meeting was adjourned at 8:20 PM