

Minutes for the Eagle Ridge Property Owners Association Meeting for December 7, 2015

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

	Present	Absent
Hewitt B. McCloskey, Jr., President	<u>X</u>	<u> </u>
Steve Norris, Vice President	<u>X</u>	<u> </u>
Peter Van Leeuwen, Secretary/Treasurer	<u>X</u>	<u> </u>
Ed Schuler, Director	<u>X</u>	<u> </u>
John Spiegel, Director	<u>X</u>	<u> </u>

A quorum was reached. There were 20 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for the November 2, 2015 Board Meeting.

First Motion to approve the minutes of November 2, 2015 : Steve Norris

Second Motion to approve the minutes of November 2, 2015: Ed Schuler

All voted in Favor,

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for November , 2015

Current end of month balances to November 30, 2015	
ERPOA Bank of American Accounts Balances	
Business Savings 7890	2,654.75
Business Checking 1247	29,369.71
Business Checking Reserve 3976	11,640.00
Total as of November 30, 2015	43,664.46

Review and Presentation of Final Adjusted Budget for 2016

Type	2015 Budget	2016 Budget	Variance from 2015 Budg
INCOME			
Annual Dues (net)	146,780.00	188,283.00	41,503.00
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	4,250.00
Settlements	1,045.00	2,500.00	1,455.00
Transfer fees	1,540.00	1,350.00	- 190.00
Total Income	154,415.00	201,833.00	47,418.00
EXPENSES			
Insurance	8,700.00	10,000.00	1,300.00
General Liability	3,250.00	3,500.00	250.00
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

Type	2015 Budget	2016 Budget	Variance from 2015 Budg
Legal Expenses	30,800.00	60,000.00	29,200.00
Operating Expenses	26,443.00	41,450.00	16,357.00
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	18,500.00	11,282.00
Contingency	3,800.00	6,000.00	2,200.00
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
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	65,,600.00	690.00
Aquatic Services	2,395.00	2,400.00	5.00
Conservation Area Maintenance	3,880.00	3,600.00	- 280.00
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	24,000.00	1,745.00
Mailbox/Lamppost	2,990.00	4,500.00	1,510.00
Mulching	6,780.00	7,000.00	220.00
Pest Control-Lawn	2,995.00	3,500.00	505.00
Pest Control-shrubs	2,870.00	3,400.00	530.00
Residential Maintenance	4,150.00	1,800.00	- 2,350.00
Tree Trimming	8,130.00	7,500.00	- 630.00
UTILITIES	775.00	800.00	25.00
Electric Service	775.00	800.00	25.00
TOTAL EXPENSES	132,123.00	177,850.00	47,572.00
TOTAL RESERVES	22,290.00	23,983.00	1,693.00
TOTAL EXPENSES & RESERVES	152,568.00	201,833.00	49,265.00
2016 ANNUAL ASSESSMENT			
Single Family Homes		\$ 357.00	
Condominiums		\$ 209.00	

Asset	Estimated Life Yrs.	Year Installed	Estimated Remaining Yrs.	Replacement Cost	Estimated Balance	Remaining Funding	2016 Annual Funding
Landscaping (175 trees)	40	1995	19	\$70,000.00	\$6,325.00	\$63,675.00	\$3,351.32
Mailbox & Lamp 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 (2)	35	1995	14	25,000.00	3,065.00	21,935.00	1,565.00
Customer 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

Kay Turner: Are Civil Engineering studies on the Fairways and The Pines proposed for \$18,000?

Hewitt McCloskey: Yes.

Kay Turner: Why are the legal bills 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.

Dan Massey: We had made an offer and it was not accepted. We sent out flyers to make our point. We don't want a legal battle.

Larry Cushing: The discussion was to clarify the enforcement of the Deed of Restrictions and other legal matters that the condos felt they should not be charged for. We are trying to get clarification for what we are legally responsible for. We want to sit down and work it out. Right now it is with the lawyers.

Dan Massey: We just want to sit and discuss this.

Hewitt McCloskey: Let's stay focused on the budget, please.

John Spiegel: Last year we were greatly under budget for legal fees. We have made the budget higher for 2016 in anticipation of additional expenses. We are waiting for a decision from the Court of Appeal. If the Association wins, we will recover most of our attorney's fees. If not paid, we will forward this to our lawyers for collection.

Kay Turner: When? How much?

John Spiegel: We are not sure when. We should recover around \$18,000.00.

Don Allen: We, the home owners, don't vote for the Budget either. We vote for the Board members and trust them to develop an accurate annual budget.

Kay Turner: Why are we budgeting Civil Engineering charges? Didn't we already correct the water management problem.

Hewitt McCloskey: The initial Civil Engineering study was for the overall Eagle Ridge community and for Eagle Ridge Condos. We haven't done the Pines or the Fairways yet. That is what the Civil Engineering fees are budgeted for in 2016.

Someone from the floor: Will there ever be an end to the legal fees?

John Spiegel: We are close to a decision. We will accept the decision of the Appellate Court.

Rick Herman: We are spending money to help the condo water problem, but the homeowners have lots of problems with water.

Hewitt McCloskey: The homeowners' problems may be corrected by the Golf Course. They have a plan in place, which will be implemented in 2016. Are there any more questions about the Budget? If not, I request a motion that the 2016 Budget for the ERPOA be approved as presented by Peter Van Leeuwen.

John Spiegel: I make a motion that the 2016 Budget be approved.

Steve Norris: I second the motion.

All Board members voted in favor of the motion to approve the 2016 Budget.

President's Monthly Report : Hewitt McCloskey

1. Holiday Decorating Committee. We/I need help and Volunteers. Don Allen, can you assist and organize this event with me. A truck will be needed when we pick and decorate the tree this Saturday, December 12, 2015. PLEASE HELP.
2. I am pleased to report that I have gotten positive responses concerning the appearance of both storage and maintenance yards (Eagle Ridge Golf Course and Utilities Inc. of Eagle Ridge) located at the end of Aeries Way Drive. Both companies have indicated they have budgeted to make improvements to these areas next year. We are planning a meeting with the Golf Course next month to discuss this and other matters.
3. Again, I want to request those persons, who may be interested in serving on the ERPOA Board of Directors, to call me or any other Board member promptly. We will then plan to set up an interview to review qualifications and experience.

Vice President's Report: Steve Norris

The construction on the storm drainage pipes at the Eagle Ridge Condos is almost completed. The lien on the condos has been released. There is one item not yet completed, but is expected to be done by next week. We feel the construction company has done a good job.

Director's Report: Ed Schuler

John Spiegel and I had a meeting on December 4, 2015 with Eric Cole of SCI concerning cable TV and internet distribution. SCI would negotiate with the cable companies. They would create a bid spec. Currently, I pay about \$200 a month to Comcast. We are hoping to have the cost eventually to be around \$75.00 to \$100.00 a month. Our current infrastructure is 30 years old with a coaxial cable provided by Comcast, or copper wire provided by Century Link. The new one would be fiber optic cable. We have not made any decision yet and are currently in the investigation stage.

Luther Wood: Will it be mandatory?

Ed Schuler: Most likely.

Jim Roberto: How long a commitment must we commit to?

Ed Schuler: Probably ten years. We are still investigating.

Kay Turner: Will it include Internet, TV and phone?

Ed Schuler: It will include Internet and TV. We are not sure at this time about the phone.

John Spiegel: We will have a presentation made to the community when we have all the information. All your concerns will be addressed at that point. It's a good opportunity to upgrade your services at no cost to the residents and significantly lower our monthly cable bill.

Director's Report: John Spiegel

The legal committee of Florida has made changes to the HOA and Condo Laws and will be coming out sometime soon. I will look into the news laws and will have a discussion about these items at a later meeting.

Committee Reports

Arbitration and Fining Board Committee: Charlene Wendel

Charlene Wendel has accepted the chairperson's position to the Arbitration and Fining Board as of December 3, 2015. As chairperson, she will review and/or approve two other Arbitration and Fining Board members to fill out the Board requirements.

Architectural Control Committee :Steve Norris

Summary of property submissions reviewed and approved or pending approval for the month of November.

14720 Eagles Lookout	Replace Trees
14554 Majestic Eagle	Blocking Fence
14800 Eagles Lookout	Paint Driveway
7620 Twin Eagle	Fence in rear yard
14681 Bald Eagle	Paint exterior
11573 Triple Eagle	New Paver driveway
14640 Eagles Lookout	New roof

Block Captains Committee: Connie Hope

1. The updated Block Captains list of residents has been prepared; I will be printing each list which will be ready for pick up on my front porch by the end of December.
2. Block Captains are still needed for the following locations:
 - a. Eagles Flight Lane 7537-7633
 - b. Eagles Flight Lane 7584-7617
 - c. Aeries Way Drive 14516-14560
 - d. Twin Eagle Lane 7619-7639

Deed of Restriction Committee: Kathy Furlong

DOR Report:

1. October Inspection found 24 violations
 - 17 violations were satisfied
 - 3 have work in progress
 - 4 have done nothing
2. November Inspection found 31 violations
 - 15 of 31 violations were satisfied
 - 7 homes are still in need of weed management and mulching
 - 8 homes need power washing either of roofs or driveways

Landscape Beautification Committee – Carolee Swales

No new plants have been installed during November.

Legal Committee: John Spiegel

We are waiting for the decision from the Appeals Court. When I last checked, there was no change. It is still pending.

Security and Safety Committee-Connie Hope

1. We had a car fire within the lawn area on Eagle Ridge Drive on November 14, 2015. We obtained an estimate from our landscape maintenance contractor for \$350.00 to remove the dead sod and replace it with new sod. We forwarded the information to the driver to forward to his insurance company. We are currently waiting for a response and a check.
2. There were no new burglaries or required action by the Lee County Sheriff's Office or on the Sheriff's website.
3. In the past we have had reports that school buses are driving too fast through our community. If you see this, it is up to you to get the bus number and license plate number and report it to the Transportation Department at 239-590-4000 and to the Sheriff's non-emergency number at 239-477-1000.

Social Committee –Peggy Watts

The Holiday Social will be on Friday night, December 11, 2015 at 6:30 at Eagle Ridge Golf Course. We have 75 people attending which is all that the building code will allow. Please wear Red.

Welcoming Committee: Ed Schuler

I have interviewed two new neighbors. One is here tonight. Please welcome, Don Peters. The January newspaper will have the interview with Don and Joyce Peters. February's newsletter will have the interview of the Halfacre family of Bald Eagle.

Resident's Comments (limited to three minutes)

1. Don Allen: I need a flagpole holder. I was unable to find one.
Hewitt McCloskey: I will check into this and let you know who to call.
Don Allen: I called Dennis Shelly and he said he didn't have any.
Ed Schuler: We have a local manufacture that will make them for us. I will call and order some.
2. Drain in front of my house is in need of a roto router.
Steve Norris: The Golf Course is going to get their program on water management started soon, which should help this problem. I have the same problem on my front lawn.
3. Pat Burk: I would like a copy of the overall Engineering report for the Eagle Ridge Community, as well as the Eagle Ridge Condos.
Ed Schuler: It is on the website.
4. After the Appeals Court ruling, what is next?
John Spiegel. It will go back to the original Court. They will either pay it now or appeal it. There really isn't any future appeal.
5. Larry Cushing: We really want to work this problem out between us. We came and sat down to discuss things. We really shouldn't have to pay for some things on your budget. We want to work this out. We don't want to have to pay a lot of legal fees. We want to sit down and discuss this further.
Hewitt McCloskey: We don't want a lot of legal fees either.

6. Peggy Watts: There is money allotted on the budget for water maintenance for the condos. I have a great deal of water problems on my property. It has not been corrected as yet. We all live and benefit in the same area. Our property value has gone up. I have water problems around my house, but it is stated that it is my responsibility. We also have a property in the Brookshire community. It is a condo. We have to pay over \$160.00 a quarter to the Master Association for dues and maintenance. That's a quarterly charge; we at Eagle Ridge only pay the amount on a yearly basis. You are very fortunate.
7. Jim Roberto: Larry, I like your way. We need to have further discussions. This is a lawyer's delight. They will make a lot of money from this. We have an obligation to keep costs down. Let's try again to talk this through.

A request for a motion for Adjournment:

1. First Motion for Adjournment: Ed Schuler
2. Second Motion for Adjournment: Peter Van Leeuwen

All Board members voted in favor for adjournment.

The meeting was adjourned at 8:12PM