

# Minutes for the Eagle Ridge Property Owners Association Annual Meeting for March 2, 2015 at the Unitarian Universal Church.

The Meeting was called to order at 7:00 PM by Hewitt McCloskey, Jr.

1. Eagle Ridge POA Secretary, please verify that notification for the Annual Meeting was properly issued in accordance with the by-laws at least 30 days before the Annual Meeting and the Notice of the Annual Meeting was properly posted in the Eagle Ridge Bulletin Board located at the intersection of Eagle Ridge Drive and Aeries Way Drive at least 10 days before the meeting.

Peter Van Leeuwen: I verify that notification was properly issued and posted in the Eagle Ridge Bulletin Board.

2. **Certification of a Quorum** - The first order of business is to certify that we have represented either in person or by Proxy/absentee ballot at least 25% of all of the 622 members of the ERPOA. Therefore, Madam Election Committee Chairperson (Ginny Schuler) do we have 156 or more members in attendance or represented by their proxy/absentee ballot ? Yes, we do. The total number represented is 255 proxy/absentee ballots.

Thank you Madam Chairperson. We can then proceed with the Annual Meeting.

3. Roll call to introduce the ERPOA Board of Directors and the Recording Secretary:

	Present	Absent
Hewitt B. McCloskey, Jr., President	_X_	_____
Steve Norris, Vice President	_X_	_____
Peter Van Leeuwen, Secretary/Treasurer	_X_	_____
Bill Barnes, Director	_X_	_____
Connie Hope, Recording Secretary	_X_	_____

Hewitt McCloskey requested that a motion be made to approve the Minutes of the February 2, 2015 Board Meeting

Motion by: Peter Van Leeuwen

Second by: Bill Barnes

All approved.

### Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for February 28, 2015

Current end of month balances as of February 28, 2015	
ERPOA Bank of American Accounts Balances:	
Business Savings 7890	\$ 2,654.30
Business Checking 1247	100,385.36
12 month CD-1384 (01/13/2014)	N/A
48 month CD 7985 (09/19/2015)	61,930.13
Reserved Accounts 3976	27,290.00
<b>Total as of February 28, 2015</b>	<b>\$ 192,309.80</b>

Delinquencies due for other years:

2011	\$200.00
2012	333.00
2013	765.00
2014	<u>1,330.00</u>
	2,628.00 (7 properties: 3 single family homes and 4 condos)
2015	Dues are 94% collected
	\$9,670.00 short (30 single family homes and 7 condos)

We will be sending out second notices in the next week.

### **President's Monthly Report : Hewitt McCloskey, Jr., President**

#### **Year End Summary of projects and Activities by Hewitt McCloskey, Jr, President**

- (a) A meeting was held on February 24, 2015 with the four (4) presidents of the Association to discuss the September, 2013 revisions to the Deed of Restrictions as well as other issues concerning representation of the 3 condominium Associations.  
It was agreed that we collectively need to establish a committee composed of the four ERPOA Associations with two representatives each and try to meet at least four (4) times a year in order to have better communication among all Association members.
- (b) Through our discussion, it was realized that many people didn't have needed documents. So the following documents have been put on our website:
1. Articles of Incorporation
  2. By Laws
  3. Engineering study on the storm drainage
  4. ERPOA Budgets for 2014 and 2015
- (c) The storm drainage infrastructure study was completed in a satisfactory manner on January 31, 2015. (More under Steve Norris's report)
- Steve Norris: We met several times with Lee County about the storm drainage. They have accepted a great majority of the responsibility for the drainage problems and they will be correcting some of the problems in the next few months. We have responsibility for two storm drainage pipes located on the Eagle Ridge Condominium property.
- (d) We have two ponds that are ERPOA's responsibility to clean up and maintain. In August, 2014 we replaced the company who was maintaining the two lakes, one along Aeries Way Drive and the other behind the homes along Eagles Flight Lane. The new company is Aquatic Systems, Inc. I am glad to report that there has been a great improvement in the reduction of invasive aquatic plant species and the water quality is improving.
- (e) Landscape improvements :
- (1) Eagle Ridge Drive center islands and landscape mounds along the main entrance drive
  - (2) Bald Eagle Drive preserve area
  - (3) Twin Eagle Lane preserve area
  - (4) We as an Association have over 140 trees that are our responsibility and many hundreds of shrubs.
- (f) In 2014 and the first two months of 2015 we have collected more than \$12,000.00 in past due assessments, late fees and legal fees from delinquent residents. .

- (g) We have protected our rights as the master homeowner association by acting on the” Preservation of Covenants and Restrictions Under the Marketable Record Title Act.”
- (h) As a part of the annual budget we have now set up six reserve accounts for anticipated capital improvements. These reserve funds will continue to be funded annually as required.
- (i) In 2015 we want to establish a better relationship with the Golf Course and the new owners.

#### **Vice President’s Report: Steve Norris**

We have hired an Engineering firm to inspect the storm drainage in the community. Some of the storm pipes are a corrugated type of pipe and only last 30 years. It has been 30 years. The ERPOA was concerned whether they need to be repaired or be replaced. The firm addressed the underground pipes and used a camera to take photos of all the pipes. The study found that some pipes were clogged to almost 100% of capacity, others much less.

We had a meeting with Lee County to determine who is responsible for maintaining and repair/replacement of the piping. The County took most of the responsibility for these storm pipes. They will be clearing out some of the pipes this year.

We also had a meeting with the Golf Course management to show them the Engineering study and show them which ones were their responsibility. Cleaning these pipes will help the water overflow on the Golf Course. This work should be completed during this year.

#### **Director’s Report: Bill Barnes Special Projects completed**

1. 2014 Big Ditch Project  
The Big Ditch was a large drainage swale in the back of Twin Eagle single family homes that was over grown with brush, weeds, and small trees. Lee County Department of Transportation has cleared it and is now maintaining it. The cost to them was considerable. In the last month they have been back with machines, clearing again and making sure the drainage swale is kept clean.
2. Association Leadership Development Meeting  
About four months ago we had about fourteen residents attend the Leadership Development Meeting. We discussed what the Board does and what the various committees do in our community. People wanted to become involved in the community. We will be repeating this meeting in 2015.
3. Mailboxes and Light Posts Replacement Project  
Joe Foster will replace the lights and sensors in all the light posts. Thank you, Joe.  
We have repaired about 27 mailboxes between myself and Fusion Welding. We have purchased parts to repair the mailboxes. Thank you, Ed Schuler. For example, if the springs breaks and you let me know, I can fix it at a cost of around \$28, but if you let it go and the door of the mail box breaks, it is a cost of \$101 to weld the door back on.

#### **4. Legal Issues**

I have been keeping up with laws and changes in the state legislature so we are on track and in compliance.

In regard to legal cases there are three things we decided:

1. Is it important and is it critical?
2. Business Decision-does it affect the value of property?
3. Is it a win-able case? Discuss it with our attorneys and then make sure we stick it out until we win.

We have had three cases this last year and have completed two of them. There is one case left unresolved. We did get a favorable ruling on the Mouracade case.

## **Committee Reports**

### **Architectural Control Committee - Steve Norris**

In 2014 we had 77 requests for architectural control review that included additions, painting, and putting in new pools.

2 are pending as the Golf Course needs to change the setbacks so they can put in a pool.

2 could not be approved for adding fencing.

73 were approved.

For the month of February we have:

7855 Eagles Flight	Landscaping
7499 Twin Eagle Ln	New Pool Cage
14703 Triple Eagle	New Pool pending
7440 Twin Eagle Ln	Exterior Paint pending
7281 Twin Eagle Ln	Paint door and trim
14517 Eagle Ridge Dr	Exterior Paint
7530 Eaglet Ct	New Pool screen
7401 Twin Eagle Ln	New windows
7381 Twin Eagle Ln	New windows
14687 Triple Eagle	Extend lanai

### **Block Captains Committee-Connie Hope**

1. I am still missing several Block Captains.
  - A Aeries Way Drive 14516-14572
  - B Eagles Flight Lane 7775-7919
2. The phone directory should be done sometime mid March. I will have them printed and the Block Captains will distribute them to the residents. There will be two directories per household. Thank you, Block Captains.
3. We have tried very hard to comply with all of the people who did not want their phone number in the directory.

### **Deed of Restriction- Ed Schuler**

All things considered, the DOR Committee is pleased with the cooperation the residents have shown in correcting issues cited by the committee. About two percent of the homes seem to need multiple notices before they get around to correcting issues cited. In 2015 we are going to be more aggressive with the few non-complying residents by getting serious about fining for noncompliance and effectively using the Arbitration Board.

The large majority of cited issues are seasonal problems like excessive weeds, stained driveways and stained roofs. There are reasonably inexpensive fixes for these problems, particularly if addressed early on. If left too long, they become more difficult and expensive. This is particularly true of lawns that are not properly irrigated in the dry season or the weeds become so pervasive that the whole yard may require re-sodding.

It is our hope that homeowners will see things that are getting out of hand and take early action before we need to cite these issues.

Someone from the audience: The golf course has plenty of weeds. Can't we get them to clean them up.  
Ed Schuler: All we can do is ask them. Let me know the location you are speaking of.

Someone from the audience: In the Preserve area along Bald Eagle Drive there are many fire ants.  
Can we treat for them and get rid of them?

Hewitt McCloskey: I will have "All State Pest Control" spray this area in the next few days specifically for the fire ants.

### **Golf Liaison Committee: Jim Roberto**

At the February meeting, Jim reported that Wells Fargo bank had a signed contract for the purchase of the Golf Course with a target closing date of March 31st or sooner. The signatory for the bank (Marc Curtis) indicated at that time that finalization of the transaction was subject to working through a couple of regulatory issues, and he asked Jim to withhold the name of the prospective buyer until those issues were resolved.

Mr. Curtis informed that tremendous progress had been made over the last 30 days and that he is now able to give the Eagle Ridge Community a little advanced notice that with only a few remaining technicalities to address, the new owner/operator of the Eagle Ridge Golf Club will soon be a Naples based company by the name of Coral Hospitality.

Coral manages dozens of resort hotels, state parks and golf courses throughout the states of Florida and Georgia, including The Landings here in Fort Myers. Recently, the company has made a number of outright acquisitions of properties, including the Arrowhead Golf Club, which is located right off the Immokalee Road in North Naples. We are most fortunate as property owners that they will be the new owners/operators of the Eagle Ridge Golf Course facility right in our own back yard.

The next steps will be to meet with the new owners and the bank when the deal is done to lay a foundation for the best possible relationship moving forward. The website is <http://www.coralhospitality.com>

### **Landscape Beautification Committee – Carolee Swales**

Things are growing, but slowly in the Preserve and in the front island adjacent to Daniels Parkway. The firecracker plant in the island at corner of Daniel's and Eagle Ridge Drive have new blooms and you can see evidence of red flowers.

### **Legal Committee: Bill Barnes**

I wanted to recognize several past presidents of the ERPOA. Could you please stand: Norman Swales who had two, two year terms and Ruth Sills who was president in 2006-2007. Thank you. I also wanted to recognize several of the Officers or Directors of the Condos, Bill Beckerrink from Eagle Ridge Condos and Jack Mallow from the Pines and another from the Fairways. Thank you.

### **Security and Safety Committee-Connie Hope**

1. I have been in contact with Deputy Canfield and he has given me a summary of the problems in our community over the last year.
  - 2 Thefts over the year
  - 2 reported issues of vandalism to properties
  - 2 motor vehicle thefts at the golf course, I believe these were items stolen from the car.

2. Make sure all doors, sliders and windows are locked. Also make sure your car is locked. You are the eyes and ears in the community. If you see something that doesn't look right, call the Sheriff's office, either 239-477-1000 or if an emergency call 911. They will check things out. Do not hesitate, call 911 or 239-477-1000
3. Read the report from the Sheriff's office about stopping robberies in our community.
4. We have had a bear in the community this year. He seemed to like eating the trash. As far as we can tell, he is no longer in Eagle Ridge. There has been no reports or sightings for about 3 months. Fish and Wild Life are surmising that he has gone back over Route 75 and back to the East side of the Florida Coast.
5. We have seen several alligators of six feet and larger in the community.
6. Citizens Academy

I have been taking a 10 week course called Citizens Academy. I am learning about the different branches and what they do at our police and sheriff's office. We have had speakers from many different branches of the police force. Last week we had the Bomb Squad division. It was really interesting and they did a demonstration of some of the things they do.

Last week we also had the Sexual Predator Offender Unit, Special Victims Unit and the Underwater Operations Unit speak to us.

We will have a traffic section and Aviation Division speaker to meet with us soon. . We will be making a trip to the Major Crimes Division and Forensics division.

This Academy is open to all Lee County residents, but there is a large waiting list. You can call the sheriff's office on Six Mile Cypress to inquire.

### **Social Committee –Peggy Watts**

I am not sure when the next Social will be, but I will put it on the website and in the newspaper as soon as we decide. Most likely in two or three months.

**Election Results:** Madam Election Committee Chairperson , do you have a total of the voting for the two candidates for the ERPOA Board of Directors and if so what are they? Secondly, was there a significant number of write-candidates and if so who were they?

We had a total of 255 votes for the two candidates including the three write in candidates.

(a) Bill Barnes: 249 votes

(b) Ed Schuler: 250 votes

(c) Write-candidates: 3 votes (each vote was different)

Thank you to all the Election Committee Volunteers who counted the ballots and helped out. It is greatly appreciated by the Board of Directors.

### **Resident's Comments (limited to three minutes)**

1. Don Allen, Bald Eagle Dr. I want to commend the Board for doing an excellent job. I think they should be paid for their work.

2. Cindy Sorenson, Soaring Eagle: I think the newspaper is wonderful and thank you to all the people who work on it, particularly Ginny and Ed Schuler.
3. Mike Hager, American Eagle: I want to say 'thank you' to the Board for an informative meeting. Great job. Thank you.

**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.**

**The meeting was adjourned at 8:03 PM**