

## Minutes for the Eagle Ridge Property Owners Association Board of Directors Meeting for May 1, 2017

**These minutes will not be approved until the next Board Meeting.**

Meeting was called to order at 7:00 PM by John Spiegel, President. Board members present were:

	Present	Absent
1. John Spiegel, President,	— X —	_____
2. Richard Herman, Vice President	— X —	_____
3. Peter Van Leeuwen, Secretary/Treasurer	— X —	_____
4. Hewitt B. McCloskey, Jr., Director	— X —	_____
5. Christine Leslie, Director	— X —	_____

A quorum was reached. There were 13 residents present.

### **Request was made to approve the Minutes for the March 6, 2017 Board Meeting.**

1. First Motion to approve the minutes of March 6, 2017: Richard Herman
2. Second Motion to approve the minutes of March 6, 2017: Hewitt McCloskey
3. All voted in favor. The motion was passed.

### **Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for March, 2017**

Current end of month balances to <b>March 31, 2017</b>	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.42
Business Checking 1247	208,566.68
Business Checking Reserve 3976	59,320.92
<b>Total as of March 31, 2017</b>	<b>270,543.02</b>

### **Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for April 30, 2017**

Current end of month balances to <b>April 30, 2017</b>	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.46
Business Checking 1247	199,245.41
Business Checking Reserve 3976	59,320.92
<b>Total as of April 30, 2017</b>	<b>261,221.79</b>

**Transfers and Estoppel fees are \$3,300.00**

**Assessments received for 2017 is at 98%**

**12 properties are delinquent --7 are single family and 5 are condos.**

**We have sent out the 3<sup>rd</sup> delinquent notice on April 1, 2017. The next letter will be certified.**

## **President's Monthly Report: John Spiegel**

1. We recognize and appreciate the many years of service of our past President, Hewitt McCloskey, Jr. Thank you, Hewitt.
2. We also recognize and appreciate the years of service of former Director Ed Shuler. Thank you, Ed.
3. We welcome Christine Leslie as a Director. Thank you, Christine.
4. We appreciate the continued work of Vice President Richard Herman and Secretary Treasurer Peter Van Leeuwen. Thank you, Rick and Peter.
5. We appreciate the many years of hard work and dedication of our Recording Secretary, Constance Hope. Thank you, Connie.
6. As your new President, I hope to continue the tradition of keeping Eagle Ridge the beautiful community it has been for many years. I ask for the support and cooperation of our residents.
7. Unfortunately, the lawsuit filed against ERPOA by the 3 condominium associations did not settle and remains pending. A hearing on the motion of ERPOA to dispose of the case is now set for May 22, 2017. Stay tuned. There may be a different date later in the month.

## **Vice President's Report: Richard Herman**

1. Bike path update (along Eagle Ridge Drive and American Colony) – I attended the monthly meeting in March and April to keep the name of our community and interest before the Bicycle and Pedestrian Advisory Committee (BPAC). We plan to continue to do so until BPAC finalizes their priority list at the end of 2017 and the list is subsequently forwarded to the County Commissioners the following year for their review.
2. Article 5, Section 3 of the ERPOA By-laws provides that "The DIRECTORS shall fix the salaries of the OFFICERS of the Corporation and reward them from, time to time such additional compensation as may be lawful and justified."
3. Article 5, Section 3 is applicable and provides the Board the authority and discretion to approve payment to the ERPOA Secretary / Treasurer, who is an OFFICER.
4. An explanation of the procedure to contact Lee County DOT at 239-533-9400, to request that your front swale be cleared for better storm water flow.

Luther Ward: Is Eagle Ridge Incorporated?

John Spiegel: Yes it is.

## **Director's Report: Christine Leslie**

1. A summary of the Surface Water Management Committee. Due to the very dry winter and spring, no new drainage issues have arisen. The golf course is expected to advise details of their drainage improvement plan however we do not have an expected date when that plan will be finalized.
2. We are still waiting for the Golf Course to improve their drainage.
3. If the swales in your yard are high, Lee County DOT can be requested to come and look at it and will set an appointment to come back and dredge the swale then come back and sod it.

## **Committee Reports**

**Arbitration Board Committee: Charlene Wendel** (no activity to report).

### **Architectural Control Committee : Bill Simons**

1. A summary of architectural/property submissions reviewed and/or approved or pending approval for the months of March and April 2017.  
New roofs: 2; Exterior paint; 4, New driveways: 3, Remodel (pool cage, new doors, etc): 4; Landscape: 2.

### **Deed of Restriction Committee: Don Peters**

DOR Committee Report for March and April, 2017

1. During our March Tour, nine new Violation Notices were issued. Four were considered minor and it is expected that residents will comply. Three were discussed with the owners who are working on complying, but need extra time to finish the project. The remainder are on our "Watch List" for the next tour.
2. There was one major violation of heavy construction equipment loaded on a trailer being stored in a driveway for more than two days. In addition other construction equipment was also stored in the driveway. Ladders and debris were on the side of the house.  
One week later only the trailers were there. A second violation notice was issued. The following week the trailers were gone. This issue is on our watch list.
3. For April there were six new violations, mostly landscaping problems that need to be corrected. Direct contact was made with three owners. Follow-up will occur during May tour. The draught and watering restrictions are taking their toll in many cases.
4. The May tour will take place on Monday the 8th.

### **Landscape Beautification Committee – Hewitt McCloskey, Jr.**

1. A list of landscape maintenance items was given to our landscape contractor that are to be addressed in the next three weeks and completed no later than May 21, 2017.
2. Prune all palms and shade trees.
3. Prune all shrubs located throughout Eagle Ridge POA
4. Perform a wet test of our entire irrigation system to verify complete coverage.
5. Verify with sub-contractor, All State Pest Control that all trees, shrubs and lawn areas are being fertilized and treated for insect pests four times a year.

### **Legal Committee: John Spiegel**

1. See above.
2. Our long time general counsel Sarah Spector, Esq., is moving to a new firm in Fort Myers. She will continue as our general counsel.
3. We will streamline the process for issuing citations for violations of the Deed of Restrictions which will result in more prompt compliance, especially parking violations, e.g., improper vehicles parked in driveways overnight. The details will be worked out and announced, hopefully, at the next board meeting.

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

1. On April 12, on Double Eagle Court a “slim jim” tool (used to open locked car doors) was found on the roof of a car in front of a house. The car was not opened and nothing was taken. Please remember, if you see something that does not look right, call the Sheriff’s office and report it. You can call 911 or the non emergency number 239-477-1000. You are the eyes of the community.

### **Social Committee –Sherri Holly (no activity to report)**

### **Welcoming Committee: Arlene Cabai Schuetz**

1. Arlen Schuetz is now interviewing new residents. Those interviews will appear in the community newspaper.

**Resident's Comments (limited to three minutes) Please give you full name.**

1. Nancy Keil: What is the Status of the Florida Power and Light Working?  
Ed Schuler: The work will continue down Twin Eagle. Then it will go to Fiddlesticks which will not start until after May 15, 2017.
2. Don Allen: We moved in to this community about 8 years ago. We have never met such nice and concerned neighbors. Great neighbors and very friendly.
3. Richard Herman: The Water Police are around. They are writing people up for lawn watering on the wrong days.
4. Paul Hirsh: Maybe you should consider posting the Agenda before the meeting so people can see what will go on at the meeting.
5. Discussion was had regarding the payments to our Secretary/Treasurer.

**A request for a motion for Adjournment:**

1. First Motion for Adjournment: Richard Herman
2. Second Motion for Adjournment: Hewitt McCloskey
3. All voted in favor for adjournment. The meeting was adjourned at 7:49 PM