

Minutes for the Eagle Ridge Property Owners Association Meeting for July 1, 2013

Meeting was called to order at 7:02 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>
Drexel Turner	<u> x </u>	<u> </u>
Bill Barnes	<u> x </u>	<u> </u>
Jim Roberto	<u> x </u>	<u> </u>

A quorum was reached. There were 12 residents present.
Hewitt McCloskey requested that a motion be made to approve the Minutes for May 6, 2013 Board Meeting.

Motion by: Drexel Turner

Second by: Jim Roberto

All approved.

Treasurer's report was provided by Drexel Turner

Current end of month date June 30 , 2013		
Assets		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2013)		10,056.36
48 month CD 7985 (09/19/2015)		61,004.23
Business Checking 1247		50,297.19
Business Savings 7890		7,652.30
Total Checking/Savings	\$	129,010.08
Total Current Assets	\$	129,010.08
Liabilities & Equity		
Equity		
Opening Balance Equity		105,898.16
Unrestricted Net Assets		-18,977.37
Net income		42,089.29
Total Equity		129,010.08
Total Liabilities & Equity	\$	129,010.08

Percentage of Maintenance Fees paid by Homes & lots, Eagle Ridge Condos, Fairways Condos, and The Pines Condos to date is 93%.

President's Monthly Report : Hewitt McCloskey

1. The revised Deed of Restrictions were mailed out on May 24, 2013 to all single family lot and home owners. We have 90 days or until August 24, 2013 to receive and count all of the proposed revisions to the Deed of Restrictions ballots. Any ballots received after that date will not be counted by law. We then have 30 days to notify the property owners in writing of the voting results.
2. Both Eagle Ridge signs have been pressure washed and freshly painted as of June 28, 2013 thanks to the voluntary efforts of Andrew Kirksey and Robert Davidson.

3. The planting area in the center island in front of the sign at Aeries Way Drive and Eagle Ridge Drive has been redesigned to provide a raised planting bed with annual red and white flowers. I am repeating this flower bed on the center island at the entrance into Eagle Ridge from Daniels Parkway.
4. There has been significant State Legislation that will impact Property Owners Association in Florida and will go into effect on July 1, 2013. (Bill Barnes will elaborate)
5. As a point of information, the President stated he keeps separate from all our other ERPOA General files all our legal files that involve our attorneys, Becker & Poliakoff. They also have copies of all of our legal files for as long as they have been our attorneys.

Vice President's Report: Steve Norris

1. The green screening attached to the chain link fence at the storage area for the Golf Course will be put back in the next few weeks. It is on Brad's 'to do' list.
2. Thank you to the committee for all the work on the Deed of Restriction revisions and for their work on mailing, retrieving, opening and counting of the ballots.
3. The vacant lot on Twin Eagle will be submitting house plans for a building permit shortly.

Director's Report: Jim Roberto

1. The golf course is doing quite well; however, the summer is slow, but they are covering their fees and expenses.
2. More improvements will be made in the next few months.
3. There will be a meeting with the bank's administrators in the fall. Brad has agreed to have them invite several members of the Board to this meeting.
4. Only 13% of the community are members at the Golf Course.
5. Why not have lunch in the restaurant at the Golf Course?

Director's Report: Bill Barnes

1. Real Estate Sign removal at the entrance to Eagle Ridge off Daniels was inspected by the County and requested for removal.
2. Details on the Florida State Legislation as it impacts "Property Owners Associations"
 - a. The new laws took effect on July 1, 2013.
 - b. It is a 36 page legal report revised for the HOA for Florida. Highlights are
 1. All records are to be kept for seven (7) years.
 2. They will be available for residents to see if requested.
 3. Changes about Directories. The Association can now inform residents that when they publishing a Directory; it is up to the resident to let the Association know if they **do not** want their phone number published.
 - c. Ed Schuler suggested that we include this information in the package that will be mailed out in January, 2014.
 - d. Oath of Loyalty to the Association from the Board of Directors will be required in the future.
 - e. A fidelity insurance bond is required for the full amount of the maximum amount of cash, CD's, checking and savings accounts we keep. We have this in place now.

- f. A Director cannot be a felon or have a record with the state of Florida unless it is reported to the State.
- g. Election is not required if there are only the same number of candidates running as there are openings.
- h. No nominations from the floor are required if no unfilled openings exist. .
- i. We will put a link on the website about the above information from the Florida State Legislation.

Committee Reports

Architectural Control- Steve Norris

1. 7890 Twin Eagle Ln Ceramic tile on front walk to match porch, Approved
2. 14534 Majestic Eagle Ct Paint exterior of house, Approved.
3. 14589 Aries Way Drive Replace front double doors with single and two side lights, Approved.
4. 14841 Bald Eagle Paint exterior of house, Approved.
5. 14840 Bald Eagle Install new roof, Approved.
6. 7340 Twin Eagle Install pavers on Driveway, entrance and walk. Approved.
7. 14917 American Eagle Install pavers on pool deck, driveway and walk, new pool cage, Approved.
8. 7695 Eagles Flight Install decorative shutters on front and side windows, match door color. Approved.
9. 14541 Eagle Ridge Dr Paint driveway, Approved.

Block Captains-Connie Hope

1. The new Directories have been for out for several months. Your Block Captains have been delivering them. If you don't have a directory, please let me know at conniehope@comcast.net.
2. Thanks to all the Block Captains for an excellent job of delivering all the directories to the residents.
3. Block Captains, if you have extra directories, please let me know and return the extras to me.

Deed of Restriction- Ed Schuler

1. There have been two property inspections since the May meeting. There were 28 new property violations that need to be corrected within 30 days. We have issued a letter of intent to fine two residences. The fine is \$15.00 a day up to \$1000, after which the Association may put a lean on the property.
We have more than 170 responses to the package for the Deed of Restriction. We will be counting these in the next few weeks.
Ginny Schuler: Have you collected any fines as yet?
Ed Schuler: No, but we expect to shortly.
2. Peggy Watts: There is a trailer across the street from Steve Norris's house on Triple Eagle. Have they been fined? There has also been a tractor on Bald Eagle; have they been fined?

Hewitt McCloskey: We only do inspections once a month and will not always see a violation when it occurs.

Maintenance & Beautification – Carolee Swales

Carolee Swales is continuing to work on the preserve planting.

Security and Safety Committee-Drexel Turner

There are 2 issues:

1. Someone has been taking pictures of houses in the development.
2. Someone in the community has had serious charges registered against them by Lee County Sheriff's office.

Resident's Comments (limited to three minutes)

1. Allan Scull: There is a pile of pavement near Eagle Ridge Condos. When will that be removed?
Hewitt McCloskey: It will be removed in the next 5 days.
2. J. Sheldrake: There are several signs in the Lakes Estates that are missing.
Hewitt McCloskey: We have no jurisdiction over them.

A request for a motion for adjournment:

1. First Motion: Steve Norris
2. Second Motion: Drexel Turner
3. All voted in favor for adjournment.

The meeting was adjourned at 8:25 PM