

## **Minutes for the Eagle Ridge Property Owners Association Meeting for February 4, 2013**

Meeting was called to order at 7:03 PM by Hewitt McCloskey. Board members present were: Hewitt B. McCloskey, Jr., Drexel Turner, Frank Taldone, Jim Roberto.

A quorum was reached. There were 17 residents present. Hewitt McCloskey requested that a motion be made to approve the Minutes for the January 7, 2012 Board Meeting.

Motion made by: Drexel Turner

Second by: Jim Roberto

All approved.

### Treasurer's report was provided by Drexel Turner

1. Monthly financial summary of January's receivables and expenses

<b>Current end of month date , January 31, 2013</b>		
<b>Assets</b>		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2013)		10,051.40
48 month CD-7890 (09/19/15)		60,765.04
Business Checking	1247	\$ 87,257.19
Business Savings	7890	7,651.05
<b>Total Checking/Savings</b>		<b>\$ 165,724.68</b>
<b>Total Current Assets</b>		<b>165,724.68</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance Equity		105,898.16
Unrestricted Net Assets		6,382.63
Net income		53,443.89
<b>Total Equity</b>		<b>165,724.68</b>
<b>Total Liabilities &amp; Equity</b>		<b>\$ 165,724.68</b>

2. Status on Receipt of Annual Assessments – As of February we have received about 87% or \$97,000.00 of the annual assessments.

### **President's Monthly Report: Hewitt McCloskey**

1. Bill Barnes agreed to serve again on the ERPOA Board of Directors and his name has been placed for nomination on the Ballot. A brief resume about Bill has been included in the Annual Meeting package.
2. Jim Roberto: Discussed the status of Eagle Ridge Utilities, Inc. our sewage treatment facility, which could be replaced by Lee County at our request. He explained the reason for considering the change is based on the fact that the current annual rate increases have exceeded the rate of inflation, and that some residents have complained from time to time about quality-of-service issues. In a discussion with Lee County officials, he determined that there was definite interest at that level in servicing Eagle Ridge, but only if Utilities, Inc. does not have state franchise rights to serve the community.

Jim has the contact information in Tallahassee, and will follow up on this directly. In checking with other communities that have already converted, lower monthly rates were the reported result, projecting as much as \$30/month for our conversion. The main hurdle is a cost of \$2,500 per

household in terms of a hook up. Also, a one -time cost, potentially in the \$3,500 to \$5,500 range could be required to induce the county to build a plant locally. Given these terms, Jim feels Eagle Ridge homeowners would not be supportive of the changeover. Frank Taldone agreed, "Let's sit on it for now."

3. Status of the final revisions to the Deed of Restrictions. Ed Schuler noted that the next round of proposed amendments was posted on the Eagle Ridge Website on December 19<sup>th</sup> for resident comments and suggestions. The Rewrite Committee Members have reviewed the residents' comments and suggestions and included many of them in the final revisions to the Deed of Restrictions as of January 29, 2013. The final draft of the DOR will be reviewed with our attorneys at Becker and Poliakoff for their input.
4. Landscaping is being installed around the Utilities Inc. of Eagle Ridge pump station at Soaring Eagle Court and Twin Eagle Lane.
5. Progress report on the entrance sign improvements located in the center island of Eagle Ridge Drive near Daniels Parkway- Kay Turner and I are still trying to get straight answers from Lee County about expanding and enriching the existing sign located at Daniels Parkway and Eagle Ridge Drive.
6. We received another contribution for the landscaping improvements along Eagle Ridge Drive from Musa for \$750.00. I still have hopes of getting two more contributions.

#### **Directors Report: Steve Norris – Not in Attendance**

#### **Director's Report: Frank Taldone - no new items**

#### **Committee Reports**

##### **Arbitration Committee: Luther Ward**

The Board will be appointing new members to the Arbitration Board following the Annual Meeting on March 4, 2013. Anyone interested in serving on the Arbitration Board is requested to contact the President or any other Board member. This Board deals with fines imposed on homeowners.

##### **Architectural Control Committee: Linda Brown**

A. Linda Brown has offered her resignation after serving four (4) years as chairperson of the Architectural Control Committee. She has agreed to stay on until we find a replacement. Steve Norris, who is the Board liaison to the Architectural Control Committee, is actively looking for a new committee chairman. Please contact Steve or any other Board Member if you are interested in serving. It is an extremely important position.

B. New Approvals:

- 1) 7201 Twin Eagle Lane: Request to replace entry door to garage with wind impact door and replace round glass window with oval wind resistant window. Approved.
- 2) 14720 Bald Eagle Dr: Request to repaint house with same color. Approved
- 3) 14613 Aeries Way: Request to repaint driveway existing cream color. Approved.
- 4) 7100 Twin Eagle Lane: Request to refinish existing pool and replace pool equipment. Approved.

**Block Captains Committee: Connie Hope**

1. Currently we have enough permissions slips to proceed with the Directory (approximately 450), which will hopefully be published around the end of March.
2. Anyone who would like to place an advertisement in the new directory, please call Connie Hope for prices and availability at 239-225-6609.
3. The next Farmers' Market is March 2, 2013
4. Block Captains will be delivering the Eagle Ridge Directories once they are completed.

**Deed of Restriction Committee: Ed Schuler**

Property inspections were held on Tuesday morning January 22, 2013. Eighteen properties were cited, mainly stained driveways and roofs.

**Elections Committee: Peggy Watts**

One hundred twenty-five ballots have been returned and will be opened by the Elections Committee in the near future.

**Golf Liaison Committee: Jim Roberto**

Traffic at the golf club has been up and they are enjoying a good season so far.

**Landscape Beautification Committee: Carolee Swales**

Hewitt McCloskey reported for Carolee that previous plans to add 3 landscape mounds on Bald Eagle Drive, as well as refurbishing the center island on Eagle Ridge Drive as it enters Aeries Way Drive, are proceeding ahead.

**Legal Committee: Jim Roberto** – nothing to report**Security and Safety Committee: Drexel Turner** – nothing to report; things have been very quiet.**Social Committee: Cathy Dhimos**

The Board President commended Cathy on planning and executing another successful January social, which was well attended and featured a wonderful assortment of food.

**Welcoming Committee: Judy Norris**

Only one new resident has been listed for this past month. Despite efforts to contact the owners, no response was forthcoming. It is possible they haven't moved in yet.

**Resident's Comments:**

1. Jason Kaster asked whether he could install a metal roof on his home. Hewitt McCloskey: any metal roof tile which looks like asphalt will be accommodated under the new Deed of Restrictions.
2. Diane Wright questioned why local mail without postage cannot be placed in the post box on Aeries Way Drive. Hewitt McCloskey: It is an official mailbox, so all mail must be stamped with the appropriate postage. She also asked why the yearly yard sale was cancelled. Hewitt McCloskey: Numerous Eagle Ridge residents complained about the tremendous traffic problems, as well as misbehavior by some outside visitors. Lawns were trampled and the congestion caused by so many cars made safety and street access a significant factor. We will consider the issue again next year.

**Request for a motion for Adjournment:**

1. First Motion: Drexel Turner
2. Second Motion: Frank Taldone

All voted in favor for adjournment. The meeting was adjourned at 8:00PM.