

## Minutes for the Eagle Ridge Property Owners Association Board of Directors Meeting for November 7, 2016

Meeting was called to order at 7:00 PM by Hewitt McCloskey . Board members present were:

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

A quorum was reached. There were 14 residents present.

### Request was made to approve the Minutes for the October 3, 2016 Board Meeting.

1. First Motion to approve the minutes of October 3, 2016 : Ed Schuler
2. Second Motion to approve the minutes of October 3, 2016: John Spiegel
3. All voted in favor of the motion. Motion passed. (5 to 0)

### Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for October 31, 2016

Current end of month balances to <b>October 31, 2016</b>	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.20
Business Checking 1247	124,683.86
Business Checking Reserve 3976	35,622.98
<b>Total as of October 31, 2016</b>	<b>162,962.04</b>

For the year to date (January 1 to October 31, 2016 ) income from:

Estoppel fees	\$920.00
Legal fee reimbursement	\$3,500.00
Transfer fees	\$1,350.00
Mailbox repairs	\$4,776.30

### Final ERPOA Budget for 2017

	2016 Budget	2017 Budget	Variance from 2016 Budget
<b>INCOME</b>			
Annual Dues (net)	\$188,283.00	\$165,948.00	-\$22,335.00
Estoppel Fees	\$4,500.00	\$4,500.00	\$0.00
Interest Income	\$0.00	\$0.00	\$0.00
Directory Advertising	\$0.00	\$1,000.00	\$1,000.00
Late Fees	\$950.00	\$950.00	\$0.00
Mailbox Reimbursement	\$4,250.00	\$3,000.00	-\$1,250.00
Settlements	\$2,500.00	\$2,500.00	\$0.00
Transfer Fees	\$1,350.00	\$1,350.00	\$0.00
<b>TOTAL INCOME</b>	<b>\$201,833.00</b>	<b>\$179,248.00</b>	<b>-\$22,585.00</b>

<b>EXPENSES</b>			
<b>Insurance</b>	<b>\$10,000.00</b>	<b>\$15,000.00</b>	<b>\$5,000.00</b>
General Liability	\$3,500.00	\$5,250.00	\$1,750.00
Crime	\$500.00	\$750.00	\$250.00
Directors/Officers	\$3,500.00	\$5,250.00	\$1,750.00
Umbrella	\$2,500.00	\$3,750.00	\$1,250.00
<b>Legal</b>	<b>\$60,000.00</b>	<b>\$35,000.00</b>	<b>-\$25,000.00</b>
<b>Capital Expenditures</b>		<b>\$5,000.00</b>	<b>\$5,000.00</b>
New Entry Sign		\$5,000.00	\$5,000.00
<b>Operating</b>	<b>\$41,450.00</b>	<b>\$26,050.00</b>	<b>-\$15,400.00</b>
Accounting Services	\$1,500.00	\$2,500.00	\$1,000.00
Admin. [DB maintenance/rcrdg mins.]	\$5,000.00	\$2,500.00	-\$2,500.00
Annual Report-State of FL	\$100.00	\$100.00	\$0.00
Civil Engineering Services	\$18,500.00	\$1,000.00	-\$17,500.00
Contingency	\$6,000.00	\$10,000.00	\$4,000.00
Meeting Room Rental	\$250.00	\$250.00	\$0.00
Mileage Reimbursement	\$1,200.00	\$1,200.00	\$0.00
Office Supplies	\$2,500.00	\$1,500.00	-\$1,000.00
Printing	\$3,000.00	\$2,500.00	-\$500.00
Postage & Delivery	\$2,000.00	\$2,000.00	\$0.00
Social Events	\$1,000.00	\$1,000.00	\$0.00
Web Site Expense	\$400.00	\$1,500.00	\$1,100.00
<b>Property Maintenance</b>	<b>\$65,600.00</b>	<b>\$73,400.00</b>	<b>\$7,800.00</b>
Aquatic Services	\$2,400.00	\$2,400.00	\$0.00
Conservation Maintenance	\$3,600.00	\$3,600.00	\$0.00
Electrical Work	\$300.00	\$3,000.00	\$2,700.00
Fertilizer Application	\$3,100.00	\$3,500.00	\$400.00
Irrigation Maintenance	\$1,500.00	\$1,500.00	\$0.00
Landscape Beautification (shrubs)	\$3,000.00	\$7,500.00	\$4,500.00
Landscape Maintenance	\$24,000.00	\$26,400.00	\$2,400.00
Mailbox / Lamppost	\$4,500.00	\$1,500.00	-\$3,000.00
Mulching	\$7,000.00	\$8,100.00	\$1,100.00
Pest Control - Lawn	\$3,500.00	\$3,500.00	\$0.00
Pest Control - Shrubs	\$3,400.00	\$3,400.00	\$0.00
Residential Maintenance	\$1,800.00	\$1,500.00	-\$300.00
Tree Trimming	\$7,500.00	\$7,500.00	\$0.00
<b>Utilities</b>	<b>\$800.00</b>	<b>\$800.00</b>	<b>\$0.00</b>
Electrical Service	\$800.00	\$800.00	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$177,850.00</b>	<b>\$155,250.00</b>	<b>-\$22,600.00</b>

<b>TOTAL RESERVES</b>	<b>\$23,983.00</b>	<b>\$23,998.00</b>	<b>\$15.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$201,833.00</b>	<b>\$179,248.00</b>	<b>-\$22,585.00</b>

<b>2017 Annual Assessment</b>	<b>2017</b>
Single Family Residences / Lots	\$312.00
Condominiums	\$185.00

<b>Reserves for Capital Expenditures / Deferred Maintenance 2017</b>							
<b>Asset</b>	<b>Estimated Life (Yrs.)</b>	<b>Year</b>	<b>Estimated Remaining Life (Yrs.)</b>	<b>Replacement Cost</b>	<b>Estimated Balance as of 10/26/16</b>	<b>Remaining Funding Requirement</b>	<b>2017 Annual Funding Requirement</b>
Tree Replacement (175)	40	1995	18	\$70,000.00	\$9,676.32	\$60,323.68	\$3,351.32
Mailbox/Lamp Post Replacement	35	1995	13	\$6,000.00	\$800.00	\$5,200.00	\$400.00
Storm Drainage Replacement	35	1990	9	\$150,000.00	\$16,666.66	\$133,333.34	\$16,666.66
Entry Monument Signs (2)	35	1995	13	\$25,000.00	\$4,630.00	\$20,370.00	\$1,566.92
Custom Street Signs	30	2010	23	\$25,000.00	\$1,700.00	\$23,300.00	\$1,013.04
Deferred Maintenance	10	N/A	N/A	\$10,000.00	\$1,850.00	\$8,150.00	\$1,000.00
<b>TOTAL</b>				<b>\$286,000.00</b>	<b>\$35,322.98</b>	<b>\$250,677.02</b>	<b>\$23,997.94</b>

Luther Ward: The line item, Contingency has increased \$4,000 from last year. Shouldn't there be a cap on This maybe?

Peter Van Leeuwen: This is an estimate for the unexpected.

John Spiegel: It is driven by need.

Luther Ward: Justify the increase.

John Spiegel: It is a good faith estimate amount of \$10,000. It may not be used, but it is there for the unexpected expenses.

John Spiegel: Why is there a difference in the amounts of annual assessment between the single family homes and the condominiums? Why not make it all the same amount--\$267.00 per door?

Bill Simon: It could be based on square footage or maybe property value.

Sherri Holly: Everyone enjoys the lakes, the islands with all the plantings. That would justify the per door amount.

Jim Roberto: Everyone benefits from these things equally.

Hewitt McCloskey: The storm water pipes were installed between 1985 and 1990. If the pipes have an average life of 35 years, the remaining life is estimated to be 9 years

Peter Van Leeuwen: I want to make a motion to approve the Final ERPOA Budget for 2017 of \$179,248.00.

The single family residents annual assessment is \$312.00 and the Condominiums annual assessment is \$185.00.

1. First Motion to approve the Budget for 2017 : Richard Herman
2. Second Motion to approve the Budget for 2017: Ed Schuler
3. Four in favor of the motion. John Spiegel opposed. Motion passed (4 to 1)

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

1. The permanent sign replacement for the entrance to Eagle Ridge located at Eagle Ridge Drive and Daniels Parkway is underway. We are awaiting current information concerning negotiations with Lee County to obtain a sign permit from our sign consultant. A retainer fee of about \$2,750.00 has been paid to start the work. We are sharing this expense with the Golf Course.
2. The first phase of landscape improvements to the center island of Eagle Ridge Drive between Aeries Way and Eagles Flight will start on Thursday, November 10, 2016.
3. The Eagle Ridge bulletin board located at the intersection of Aeries Way Drive and Eagle Ridge Drive is being replaced at a cost of \$975.00. The cork inside is falling apart and signs can't be attached. The plexiglas is all foggy and the door doesn't close correctly. It will be replaced in the next few weeks.
4. Review and discuss participation with Eagle Ridge Golf Club ( Coral Hospitality) to clean out approximately 200 feet of 48 inch CMP located on Aeries Way Drive for a total cost of \$8,500.00. Our cost would be half of the total cost. It should then be made into a motion for approval. Christine Leslie will talk about this in detail.

Chairperson of Surface Water Management Christine Leslie:

There are two groups that we are dealing with: Lee County is doing the pipes that go under the roads and the Golf Course who are repairing the pipes that go from lake to lake.

The County will take care of the piping that is over 50% blocked. It will take around 2-3 months to happen. They should get back to me this coming week. There are 9 pipes in Phase One.

Phase Two are pipes that are 20-30 % blocked.

Peggy Watts: Is the County is responsible for the ones under the street? What about the ones on my property?

Luther Ward: So the catch basins are the golf course responsibility?

Hewitt McCloskey: No, when located in the road right of way they are the responsibility of the County.

Christine: It is a priority to first clean the one 48" pipe that every lake drains into and is 80% blocked. We have agreed to share this cost. We have two proposals and will get a third. The first proposal is for \$8,500 and the second proposal is for \$9,100. The third is not in as yet. The second priory is to look at all pipes to determine which can be cleaned out and which have to be replaced. We will have a meeting after Thanksgiving. I want to see what is in their plan and their time frame to implement these repairs..

Richard Herman: The pipes on Aeries Way, are they going to dredge or just blow things out. It may settle back in the pipe.

Christine: The water should flow freely in the pipe and it is not at present. I can ask the company whether they will dredge or just blow things out.

Hewitt McCloskey: I believe we should proceed now. I would not worry about the pipes silting up any time soon again. Hopefully, this will last for 20-25 years.

Richard Herman: The pipes on Aeries Way need to be cleaned out. I propose we share the cost. I make a motion to approve up to \$5,000 for the cleaning of the pipe now so there is no waiting when they give you their price.

First Motion to approve: Hewitt McCloskey

Second Motion to approve: Ed Schuler

All voted in favor. The motion carried. (5 to 0)

Steve Norris: Not too long ago there were civil engineers on the golf course. They were talking about raising the fairways by about 10 inches. That would cause all the water to flood back to the houses. Not a good idea. Could you check with both the Golf Course and Lee County.

5. Anyone interested in serving on the Eagle Ridge POA, Board of Directors is requested to notify me or another Board Member by phone or email expressing their interest on serving on the ERPOA Board. We will request a resume and then do an interview with several Board members.

Ed Schuler: Next year we will need some additional committee chair people.

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

Overview of progress on working with the Lee County to obtain a bike/pedestrian walkway along Eagle Ridge Drive from Daniels Parkway to Aeries Way Drive and from Daniels Parkway along American Colony Drive to Eagle Ridge Drive.

In preparation to make a presentation to the County I have done a review of the communities who would be involved. There are 1,650 units (condos, apartments and single family homes) Also employees of Manor Care and Brookdale facility might also use these paths.

On November 16, Richard Herman and I will attend a meeting with the County. I have contacted each of the communities that would be benefiting from this bike/pedestrian walkway. It will NOT cost each community anything as Lee County has over \$40,000,000 to do projects such as these. It will take 2-3 years to complete this project. We have not heard from any of the communities—no encouragement, but no objections either.

Bob Reber: Are you going to include lighting?

John Spiegel: This will be up to the Lee County, but I am sure the County wants this pathway safe for pedestrians.

Christine Leslie: It is a matter of safety. Lee County would be responsible for the safety. But it is now very dangerous to walk on the roads with or without lighting.

### **Director's Report: Ed Schuler**

We have a new editor for our newspaper. His name is Ron Tlougan. He lives in Eagle Ridge Condos and is a snow bird. But with the computer, and email, he will be able to complete the

newspaper each month.

Hewitt McCloskey: Ginny Schuler has been the editor of the newspaper for over 4 years. I want to extend a warm 'Thank you' to her. She has done an excellent job for the community and we will miss her.

**Director's Report: Richard Herman (Nothing to report at this time)**

### **Committee Reports**

**Arbitration Board Committee: Charlene Wendel (Nothing to report at this time)**

**Architectural Control Committee : Bill Simons for October, 2016.**

14524 Aeries Way Drive Replace rotted wood siding and repaint to match existing  
7300 Twin Eagle Lane Install fence at rear of home  
7200 Twin Eagle Lane Replace front door and paint slate blue to match existing  
7860 Twin Eagle lane New Owens Corning roofing and new gutters

No pending requests remain from the month of October

**Deed of Restriction Committee: Don Peters**

1. During our October 17, 2016 inspection tour there were 9 old violations and 9 new notices. two were resolved by the end of the month.
2. I received two phone calls regarding complaints from neighbors. I took care of one personally due to a handicapped owner situation. I am also working with a relative of the owner to take care of a few other problems with this property.
3. I received one caller suggesting that we review the number of street lamps that are not working at night. That person is willing to ride with me to collect addresses, but I do need more help to do this. I was also informed that about 30% of the homes have light switches that can be used to turn the lamps off. With the new Helical 26 watt bulbs that we use it only costs about \$6.60 per year to leave the lamps on at night. Please do not turn these lamps off if your house has a switch. Joe Foster is the person who replaces the light bulbs. His number is listed in the newspaper—239-218-7714.  
Joe Foster: I put a letter in the door of the house to let them know to call Joe Foster.  
Luther Ward: If the homeowners themselves change the lights, the lights will not all be the same.
4. Last month the committee decided to hold off on violation notices for driveways needing cleaning or painting attention due to our Florida weather. During our October tour we issued 75 friendly reminders for these needs. In a quick status check on November 1st, it was found that approximately 64 driveways still need attention.  
The next inspection will be on November 21 where violation notices will be issued.
5. We have one recommendation for the Violations Review Board to issue a letter and proceed with the appropriate fine if necessary. The address is 14840 Soaring Eagle. Violation Notices were issued on July 25, August 24, September 19 and October 17. Most of the items have been completed with the exception of a disheveled garden and a mulching problem. (No mulch in many beds)

6. Maybe we can communicate with the people who own houses and are renting them. It would be advisable for the renters to have a copy of the Deed of Restrictions so they know what they should and should not do.

**Golf Liaison Committee: Steve Norris (No report)**

**Landscape Beautification Committee – Carolee Swales (Hewitt McCloskey gave report)**

Implementation of the first phase of landscape improvements to Eagle Ridge Drive will begin on Thursday, November 10, 2016. The cost for this work is \$5,316.00.

**Legal Committee: John Spiegel**

Update information concerning the three Condominiums v. ERPOA

About a year ago the 3 condominiums filed a law suite against ERPOA. It is slowly making it's way through the legal system. There was a motion for dismissal and it was granted. Then a second amended complaint was filed by the Plaintiff. A second motion to dismiss is scheduled for either December 12 or 16<sup>th</sup>, 2016. We'll see what happens at the hearing.

We'll wait until the case is over and then discuss it in full.

Sherri Holly: What is the basis for their complaint?

John Spiegel: The original complaint was that 28 years ago ERPOA improperly amended the Articles of Incorporation for this community. The courts stated that the are now 23 years too late to file this complaint.

**Security and Safety Committee-Connie Hope**

The month of October and into November, 2016 has been somewhat quiet. There was one or two minor disturbance reported in the community. I did report in the email alert that there was a burglary at a single family resident in the community in September. Here is what we think occurred and some action you might consider taking.

The neighbors across the street were having their roof replaced. It took several weeks to complete. The people in the house that was robbed were seen carrying suitcases out to their car which would have been a red flag to those working on the neighbor's roof that someone was going on a trip. The house had an alarm system. The robbers used the back sliders to the master bedroom. They did not disturb the control boxes on the slider door, but smashed in the slider door. They came into the master bedroom and seemed to stay in that room. The alarm company was never alerted because the control on the slide was not disturbed. The slider was never opened.

They are not sure what happened about the alarm, but are looking into it. I called my own alarm company to inquire if this situation could happen at my house.

They said that robbers are getting smarter about alarm systems. Yes, it is possible that it could happen at my house. They suggested that we have our system evaluated and perhaps put a glass breaking monitor in the master bedroom and maybe another motion detector in the master bedroom as well. I am suggesting that if you have an alarm system, you might want to talk to your alarm company and maybe upgrade. If the robbers are getting smarter, so should we.

Please keep yours eyes open for people that don't belong in our community. Always tell your neighbor or someone you trust in the community that you may be away for a few days or a week. They can keep a visual check on the house, although this was in the back and was well out of the view of most neighbors.

You are the eyes of the community. If you see anything that is out of the ordinary and questionable, call 911 immediately. We always need your help.

The sheriff's office cars have been in our community the last few weeks many times. They are checking things out and looking for speeders and just letting their presence be known.

At our December HOA meeting we will be having Officer Alan Canfield a Deputy with the Lee County Sheriff's Office. Please be prompt as he will be speaking the first 15 minutes of the meeting and will answer any questions you might have. Let your neighbors know of our speaker.

### **Social Committee –Sherri Holly**

Sherri Holly has volunteered to chair the Social Committee and she will organize the holiday party on December 17, 2016. It will be at 6:00 PM. There is a limit set by the County to have an occupancy of only 75 people. There are 25 allotted invitations for the condos and 50 for the single family homes. When you call Sherri at 239-770-3099, please give her your name and your address to be put on the list.

### **Welcoming Committee: Ed Schuler**

I interviewed Greg and Pat Koneki for the December newspaper , They had lived in the Pines and recently bought a home in Eagle Ridge.

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

1. Peggy Watts: Safety on our roads. Twin Eagle is a long road. I almost hit someone this evening. They were walking on the road and they did not have reflective clothing on. The pedestrian should step off the road when a car is coming.
2. Luther Ward: In the state of Florida the pedestrians have the right of way.
3. Peggy Watts: Bill Simons, when you give approval for someone to re-do their driveway, could you ask that they tell the contractors not to dump sand and piles of debris on the street. It is a traffic hazard.
4. Mike Miglino: The sign at the corner of Aeries Way and Eagle Ridge Drive has a letter missing. The 'L' is missing and should be replaced.  
Hewitt McCloskey: We have been looking on the ground for it and can't find it. We will order a new letter to go there. Thank you.
5. Sherri Holly: I noticed a week or two ago, someone dumped a street sign in the preserve area. It is just laying there, and it looks terrible.  
John Spiegel: I saw it also.  
Ed Schuler: It has been removed.
6. Jim Roberto: Our helping by paying half of the cost of the pipe cleaning has built a good repor with the Golf Course.

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

1. First Motion for Adjournment: Ed Schuler
2. Second Motion for Adjournment: Richard Herman
3. All voted in favor for adjournment. Motioned passed. The meeting was adjourned at 8:26 PM