

## Minutes for the Eagle Ridge Property Owners Association Meeting for November 5, 2012

Meeting was called to order at 7:05 pm by Hewitt McCloskey . Board members present were:

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	___X___	_____
Steve Norris	___X___	_____
Drexel Turner	___X___	_____
Frank Taldone	___X___	_____
Jim Roberto	___X___	_____

A quorum was reached. There were \_\_\_20\_\_ residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for October 1, 2012 Board Meeting.

A correction to add Jim Roberto's name to the October 1 meeting attendance.

Motion by: Drexel Turner

Second by: Frank Taldone

All approved.

Treasurer's report was provided by Drexel Turner

<b>Current end of month date , 2012</b>		
<b>Assets</b>		
Current Assts		
Checking/Savings		
Business Checking	\$	\$21,957.84
CD-1384 (01/13/2013)		10,041.74
CD-7890		7,650.28
Fixed Term CD 7985		60,620.09
<b>Total Checking/Savings</b>	<b>\$</b>	<b>\$ 100,269.85</b>
<b>Total Current Assets</b>	<b>\$</b>	<b>\$ 100,269.85</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance Equity		\$ 105,898.16
Unrestricted Net Assets		- 3,272.36
Net income		- 2,355.95
<b>Total Equity</b>		<b>\$ 100,269.85</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b>\$ 100,269.85</b>

Percentage of Maintenance Fees paid by Homes & lots, Eagle Ridge Condos, Fairways Condos, and The Pines Condos to date is 97%. There are 12 homes and 3 condos not paid to date.

Presentation of the preliminary budget for 2013 by Drexel Turner, Jorge Mendieta and Jim Roberto

## Eagle Ridge Property Owner's Association 2013 Total Proposed Budget

Category, Vendor	2013 Proposed Budget		2012 YE Est./Act	
	Budget	%	Actuals	%
<b>INCOME</b>				
Dues Paid (net)	\$110,696	99.37%	\$100,444	97.32%
- Transfer fees & Misc.	600	.54%	2,336	2.26%
- Interest and Other Income	100	.09%	428	.41%
<b>Totals Income (Budget/Actuals)</b>	<b>\$111,396</b>	<b>100.00%</b>	<b>\$103,207</b>	<b>100%</b>
<b>EXPENSES</b>				
<b>Administration</b>				
-Outside Professional Services (legal acctg, etc)	7,280	7.13%	17,560	16.21%
-Self Performed Membership Services	13,159	12.89%	12,711	11.73%
-Insurance	8,681	8.50%	8,681	8.01%
-Other Administrative	4,878	4.78%	3,273	3.02%
<b>Totals Administration</b>	<b>\$ 33,998</b>	<b>33.29%</b>	<b>\$42,225</b>	<b>38.97%</b>
<b>Landscaping</b>				
Regular/Recurring Activity	\$17,552	17.19%	\$19,579	18.07%
Projects	10,500	10.28%	9,186	8.48%
<b>Totals Landscaping</b>	<b>\$28,052</b>	<b>27.47%</b>	<b>\$28,765</b>	<b>26.55%</b>
<b>Maintenance</b>				
Lawn and Grounds Related	\$25,000	24.48%	\$23,304	21.51%
Water and Conservation Related	10,372	10.16%	12,442	11.48%
Electrical and Other	4,700	4.60%	1,605	1.48%
<b>Totals Maintenance</b>	<b>\$40,072</b>	<b>39.24%</b>	<b>\$37,351</b>	<b>34.48%</b>
<b>Totals Expenses (Budget/Actuals)</b>	<b>\$102,121</b>	<b>100.00%</b>	<b>\$108,340</b>	<b>100.00%</b>
<b>Deferred Maintenance Reserve</b>	<b>\$ 9,275</b>	<b>9.08%</b>	<b>\$ 21,360</b>	<b>19.72%</b>

We are on a cash accounting system.

We are now using QuickBooks which is accurate and very orderly, thanks to the efforts of Drexel Turner.

The assessment for 2013 will be \$210.00 for single family houses and lots and \$135.00 for condominiums.

After a lengthy discussion with the Board and the residents in attendance, the President called for a motion to accept the 2013 Budget.

Motion by: Drexel Turner

Second by: Steve Norris

All approved .

The budget will be posted for 30 days on the bulletin board. It will also be on our web site and in the "Eye of the Eagle."

Denny Brown: Can you show the financial information?

Drexel Turner: Starting in 2013, we will show expenses and budget amounts and comparisons between 2012 and 2013.

1. A comment was made about Eagle Ridge Condos raising their quarterly fees by 7 ½ % because of an increase in insurance and maintenance.
2. Current status of the ballot request to lower the voting percentage necessary to revise the existing Deed of Restrictions: We have 402 properties. We have 185 'Yes' and 97 'No'; 120 have still not voted.
3. Status of the sign proposal for Eagle Ridge Drive and Daniel Parkway. I have spoken to Brad Davis at the Golf Course; he is presenting the proposed sign to his superiors and will get back to me.  
Bob Walker: Maybe we should work on landscaping the front of the Golf course, driveway and tennis court. They do not make a good impression.  
Hewitt McCloskey: I will talk to Brad about that possibility.
4. We have received one check from Mayhugh Realtors for about \$400.00 and a verbal commitment for two others.
5. Hewitt had a meeting with the property manager of Musa to discuss sharing the cost for replacement of the pump we share. The existing pump burned out after three years of use. We are downsizing the pump to 2 horsepower. Our shared cost will be less than \$1,000.00.

**Vice President's Report: Steve Norris no additional report**

**Director's Report: Jim Roberto no additional report**

**Director's Report: Frank Taldone no additional report**

### **Committee Reports**

**Architectural Control- Linda Brown** There are 8 new approvals this month.

7613 Eaglet Ct. Request to remove tree in back yard. Approved

14640 Bald Eagle Dr. Request to repaint house. Approved

7887 Eagles Flight Lane. Request to install windows and sliders to enclose their lanai and build a stucco wall and paint same color as house. Approved.

14613 Aeries Way Drive. Request to trim trees on either side of the pool cage and re rescreen existing pool cage. Approved

7881 Twin Eagle Lane Request to install white PVC fencing to hide air conditioner and other items. Length discussed and agreed upon Approved.

14641 Aeries Way Drive. Request to install new garage door.

14827 Soaring Eagle Ct Request to stain driveway with Tuff coat color cement # 7930 Approved.

14551 Eagle Ridge Dr. Request to paint front door. Approved.

The potential buyer of the house on Twin Eagle wants to put up a chain link fence. They will have ten dogs.

Bob Walker: We can't put the fence in the drainage easement.

Jim Roberto: The issue of the number of dogs per residence is not mentioned in the Deed of Restriction. We would like to include that, which is one of the reasons we are trying to change the number of votes needed to amend the "Deed of Restrictions".

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

1. Status of Phone Directory: We have 295 permission forms handed in at present. Block Captains and residents, please give me your signed permission forms. There are blank forms on my front porch. If you need them emailed to you, just ask.
2. Farmers Market at the corner of Daniels and Eagle Ridge Drive in the parking lot of Mayhugh Realty will be on December 1, 2013 from 8:30 to 1:00. See you there.
3. If anyone needs a vendor list, call me and I can email one to you.

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

The monthly property inspection was performed on October 23, 2012. We are now citing roofs and stained driveways. We had 38 violations: 31 driveways, 4 roofs, 2 garage door repairs, and 1 front door repair and painting.

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

The pump issue: the pump house has been approved and a certificate of occupancy should be issued by the end of the week.

There will be landscaping completed around the building in the next few weeks.

Support the golf course, play golf, and purchase items for someone for the holidays.

Ginny Schuler: I interviewed Brad for the newspaper. They have a new kitchen, a better menu and will also serve a light breakfast. Please support the golf course and take someone to lunch.

### **Maintenance & Beautification – Carolee Swales**

Next year we will be working on islands for Bald Eagle Lane. We want to add some color along the road and add several more mounds.

### **Security and Safety Committee-Drexel Turner**

Nothing new in the community.

### **Welcoming/Social-Cathy Dhimos**

The next scheduled social gathering is planned for Friday, January 18, 2013. Please call Cathy and make your reservation. We have a limited number that can be accommodated in the Golf Course room.

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

1. Joe Morici: The house at 7024 Eagles Flight has been abandoned for 3-4 years. What is happening?  
Hewitt McCloskey: We are cutting the grass and doing some mulching in the front; we have just power washed the driveway.
2. Kay Turner: Have we gotten other owners along Eagle Ridge Drive to donate towards the plantings?  
Hewitt McCloskey: I have one check for \$400 from Mayhugh, and a promise from two others. Eagle Ridge Lakes wrote a nice letter, but felt they do enough now by cutting all the grass. Audubon said no. I will try again to get in touch with Eagle Lakes Estate. Musa is discussing the issue with the management company. I have also asked Brad at the golf course to contribute.
3. Gayle Morici: Decoration and lights for the holidays. We should revisit this and consider getting a fake tree or planting a real tree.  
Hewitt McCloskey: I have always felt that the Christmas tree and lights and the flags down the middle of the street were very festive. There is a question of storing a fake tree. No room in the storage bin or in my house. Maybe we should consider planting a real tree and let it grow there.
4. Don Allen: Questions of safety. People seem to walk two and three abreast on the road. They should walk facing traffic. Please be careful and drive slowly.
5. Kay Turner: What is included in the self performed membership services on the budget?  
Jim Roberto: It includes administration charges, literature, directory, materials, supplies, printing, mailings. Landscaping is fertilizer, mulching, pesticide, replacement signs, tree trimming and projects.
6. Denny Brown: Is it illegal to have a secret vote?  
Hewitt McCloskey: I spoke with our attorneys just yesterday, and they are drawing up a letter that states we are not to do a secret ballot.  
Bob Walker: I was in the printing business and we did some with the double envelopes. There has been a change in the Florida statutes.  
Denny Brown: Maybe when we change the Deed of Restrictions, we can add the part about the secret ballot which should be in the by-Laws..

Hewitt McCloskey: We will take that under consideration.

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

**1. First Motion: Steve Norris**

**2. Second Motion: Frank Taldone**

**All voted in favor for adjournment.**

**The meeting was adjourned at 8:25 PM**