

Minutes for the Eagle Ridge Property Owners Association Meeting for November 4, 2013

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

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr.	<u>X</u>	_____
Steve Norris	<u>X</u>	_____
Drexel Turner	<u>X</u>	_____
Bill Barnes	<u>X</u>	_____
Jim Roberto	<u>X</u>	_____

A quorum was reached. There were 19 residents present.

Special Guest: Brad Davis, PGA Professional and General Manager of Eagle Ridge Golf Club.

A general overview of planned activities and improvements for 2014.

- Eagle Ridge Golf Club is working very hard to continue giving residents a great golf experience. Our goal is to always get better.
- There has been a discount offered for \$179 after 1:30PM until December 24, 2013. We will have another discount this week for \$99 after 1:30 until December 24, 2013.
- Kay Turner: What was the outcome of the experiment of reversing the 9 holes and teeing off at # 10?
- Kay Turner: When is the sign to the entrance to the Golf Course going to be replaced?
- Brad Davis: There were mixed comments.

Hewitt McCloskey requested that a motion be made to approve the Minutes for October 7, 2013 Board Meeting.

First Motion to approve the minutes: Drexel Turner

Second Motion to approve the minutes: Steve Norris

All approved.

Treasurer's report was provided by Drexel Turner

Current end of month date October 31, 2013		
Assets		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2014)		10,062.69
48 month CD 7985 (09/19/2015)		61,198.17
Business Checking 1247		5,463.81
Business Savings 7890		7.653/33
Total Checking/Savings	\$	\$84,378.00
Total Current Assets	\$	\$84,378.00
Liabilities & Equity		
Equity		
Opening Balance Equity		\$105,898.16
Unrestricted Net Assets		-18,977.37
Net income		- 2,542.79
Total Equity		\$ 84,378.00
Total Liabilities & Equity	\$	\$ 84,378.00

1. Current status on receipt/delinquency of ERPOA Annual Assessments
 - 19 homeowners delinquent in 2013
 - Of that 9 are delinquent from 2012
 - 9 homes in foreclosure
 - 95% of homeowners have paid
 - 97 ½% Eagle Ridge Condos have paid
 - 94% % The Fairways have paid
 - 93% The Pines have paid
 - 622 units (595 have paid) 95.6% are current
 - Kay Turner: Do you expect to collect some of this delinquent money?
 - Drexel Turner: We can collect the money when the foreclosure properties are sold.

2. Presentation, discussion and adoption of proposed ERPOA Annual budget for 2014

Minor changes suggested for the 2014 Budget—create a reserve fund for entry signs and landscape replacement. We did not change the final total. We reduced legal expense from \$30,000 to \$28,000 and reduced administration from 11,000 to 8,000.

The proposed budget for 2014 is as follows:

	2013		2014		
Type	Jan-Jul	Projected to Yr End	Proposed Budget	Monthly	Proposed Dues
INCOME					
ERPOA Annual			96,480		250
Condos Annual			30,624		145
Directory advertising	1270	2177	1,500		
Estoppel Fees	550	943	1,000		
Interest Income	345	591	600		
Late Fees	271	465	500		
Other Income					
Transfer Income	450	771	800		
Total Income	2,886	4,947	131,504		
EXPENSES					
Insurance					
Crime Insurance	380	651	400	33.33	
Directors/Officer	3,002	5,146	3,200	266.67	
Umbrella	1,395	2,391	1,500	125.00	
Commercial	2,948	5,054	3,200	266.67	
Total Insurance	7,725	13,243	8,300	692.00	
Legal Expenses	21,956	37,639	28,000	2,333.33	
OPERATING EXPENSES					
Accounting	450	771	450	37.50	
Administrative	7,826	13,416	8,000	666.67	
Annual Report	261	447	150	12.50	
Board Mailings	1,413	2,422	2,000	166.67	
Gen Maint & Repair	103	177	200	16.67	
Meeting Room Rental	550	943	500	41.67	
Mileage Reimburse	263	451	450	37.50	
	2013		2014		

Type	Jan-Jul	Projected to Yr End	Proposed Budget	Monthly	Proposed Dues
Postage/Delivery	125	214	250	20.83	
Printing Expense	1,030	1,766	1,500	125.00	
Social Events	920	1,577	1,600	133.33	
Web Site Expense	290	497	350	29.17	
Total Operating	15,689	26,895	19,950	1,663	
PROPERTY MAINT.					
Aquatic Services	1,325	2,271	2,300	191.67	
Beautification New Projects	4,091	7,013	5,000	416.67	
Conservation Area	2,100	3,600	3,600	300.00	
Electrical Work	475	814	850	70.83	
General Maint	1,577	2,703	2,700	225.00	
Irrigation System	1,120	1,920	2,000	166.67	
Landscape Maint	13,720	23,520	24,500	2,041.67	
Mulching	3,480	5,966	6,000	500.00	
Pest Control-Lawn	1,824	3,127	3,200	266.67	
Pest Control-shrubs	1,294	2,218	2,300	191.67	
Residential Prop Maint	2,640	4,526	5,000	416.67	
Tree Trimming	2,990	5,126	5,200	433.33	
Other	800	1,371	1,500	125.00	
Total Prop. Maint	39,710	68,074	68,050	5,671	
UTILITIES					
Electric Service	489	838	850	70.83	
Telephone	267	458	500	41.67	
Total Utilities	756	1,296	1,350	113.00	
CAPITAL EXPENSE RESERVE					
Entry Signs			1,500	New	
Landscape Replacements			3,500	New	
Annual Reserve Deposit			5,000	New	
TOTAL EXPENSES	85,836	147,147	130,650	10,471	

First motion to approve the budget Jim Roberto
Second motion to approve the budget Steve Norris
All approved

President's Monthly Report : Hewitt McCloskey

1. (Repeat) All future Board Meetings will be held at the Eagle Ridge Club House.
2. (Repeat) A written response to the Mouracade letter from the Board of Directors was published on the Eagle Ridge Web Site. In addition I have printed copies of our response available at the front table.

3. (Repeat) The association continues to pursue legal action against six (6) property owners who have not paid their dues for three years or more. Collection letters have been sent from our attorneys Becker & Poliakoff. The late fees range from \$680.00 to almost \$1,100 plus legal fees.
4. Due to many complaints I have received about the appearance of the pump house, I asked our resident painter and former Board member Frank Taldone to give me a price to repaint the pump house at Aeries Way Drive and Twin Eagle Lane. The work will include adding a 2" by 10" painted wood strip around the building at a height of three feet. His cost to do this work is \$1,250.00. No action was taken at this meeting concerning implementation.
5. (Repeat) The Board of Directors are again requesting applicants who are interested in serving on the ERPOA Board of Directors for a two year term starting in March 2014 to contact me or any other Board Member.
6. Cleanup of Eagle Ridge Golf Course frontage along Eagle Ridge Drive was performed by our landscape maintenance contractor, Rick Payne.
7. I sent a letter to the Banner Newspaper as President of ERPOA demanding they stop delivering their newspaper. I threatened to make this a police matter (soliciting and littering) if it happens again. They have been warned before, but not in writing.

Vice President's Report: Steve Norris no report

Director's Report: Jim Roberto no report

Director's Report: Bill Barnes

1. Communication with Lee County DOT has been established concerning the large drainage swale behind homes on Twin Eagle Lane. Bill Barnes called the District # 2 Commissioner and has talked to several representatives. There were three options discussed. First to do nothing. Second to bulldoze the erosion and push the soil back. Third is to lay concrete pipe and fill in the backyards and the ditch. This is the one we are working towards.

Committee Reports

Architectural Control- Steve Norris

1. Six (6) Completed architectural approvals for October

7695 Eagles Flight new roof approved
14544 Aeries Way Dr. fence around trash cans approved
14573 Aeries Way Dr replacement of windows approved
14882 American Eagle new pool screen approved
14605 Aeries Way Dr new roof approved
14570 Majestic Eagle painting of house approved

Block Captains-Connie Hope

1. This is the first month of the new distribution of the newspaper. The paper will be at Peggy Watt's house at 7600 Twin Eagle Lane. Please contact her if you have questions.
2. Calling all Block Captains; please make sure that your phone numbers and email addresses for your residents are updated and let me have any new ones to update on the master list.
3. Shortly, I will be emailing each of the Block Captains requesting an updated list of your residents; I want to make sure that I have any and all changes or additions you might have.
4. If you can not open the attachment on the email, it is in Excel. Let me know and I will get you a hard copy.
5. Remember the Farmer Market, the first Saturday of each month.
December 7
January 4
February 1
March 1
April 5

Deed of Restriction- Ed Schuler

1. The October inspection was performed on October 22, 2013—There were 30 homes with violations. Most of the issues were driveways. 9 people have already corrected the problem.
2. Ed Schuler recommended that three people should be fined
14581 Bald Eagle — PVC pipes against the chimney
14820 Eagles Lookout — sent a letter to repair driveway in August; has not complied
14549 Majestic Eagle — tall palm tree has many dead fronds; sent a letter in July
4. He requested the Board to write the fining letters. The resident then has 14 days to appeal the fine to the Arbitration Board or the fine will start.
5. He recommended the fine should be \$25 a day in these three cases.
6. There was a discussion of this procedure, and it was decided that the Board will write an outline Summary of the fining procedure and put it in the newspaper next month. Then the action will be reviewed and voted on by the Board before implementation.

Golf Liaison Committee: Jim Roberto

1. New Furniture and TV screens in the Eagle Ridge Golf Club.

Maintenance & Beautification – Carolee Swales

1. There will be no more landscaping of the preserve area adjacent to Bald Eagle Drive until next year as the rains have stopped and there is no way to get water to the plants.

Legal Committee: Jim Roberto

1. Further elaboration of Action between ERPOA and Eagle Ridge Condominium Association: It is an internal dispute between ERPOA and ERC which has turned into a legal dispute. It is about a drainage issue because the 10 inch corrugated pipe in the parking lot has collapsed. Eagle Ridge Condominium feels it is the responsibility of ERPOA. We have spoken with our attorneys who feel very strongly it is not our responsibility. Therefore, the dispute continues.

Security and Safety Committee-Drexel Turner no report

Social Committee -Cathy Dhimos (absent)

There will be an Eagle Ridge Social on December 14, 2013 at the Eagle Ridge Golf Club at 5:30. Please call Cathy Dhimos and make your reservation.

Welcoming Committee: Judy Norris

There will be in several new residents featured in the January newspaper.

Resident's Comments (limited to three minutes)

1. Kay Turner: What happens if this person does not clean up his property after the four (4) months he has to do it. (December 22, 2013)
Hewitt McCloskey: He is in violation of the agreement and our attorneys will process and take appropriate action.
2. Kay Turner: Did we change our attorney as yet?
Hewitt McCloskey: No we have not changed attorneys yet. We are using a different attorney for the Eagle Ridge Condominium case.
3. Carolee Swale: The color on the pump house is okay. It should not be changed. It is the same shade as many other houses in the community.
4. Peggy Watts: We need to get 3 bids for the painting of the pump house. Let the people who want to change the color donate the paint and their time to change the color.
5. Judy Norris: The pump house color is fine. It is not offensive.
6. Kay Turner: Brad, what are you doing about the sign when you enter the golf course?
Brad Davis: I have gotten no reply from my corporate bosses as yet to move ahead.
7. Bill Beckering: President of Eagle Ridge Condominium. Eagle Ridge Condominiums have hired an attorney to look into the matter of the drainage and surface water maintenance being the responsibility of the ERPOA. He feels it is ERPOA's responsibility to correct this matter. He read from Section "L" and from page 45 of the ERPOA "Deed of Restrictions". Their attorney is sending 17 exhibits to the ERPOA by next Friday.
Hewitt McCloskey: We have put this matter in the hands of our attorneys. The corrugated metal pipe in the parking lot which runs into the pond has collapsed. There maybe more pipes that are involved as they are approximately thirty years old.
8. Ginny Schuler: Why do the homeowners have this responsibility to the Eagle Ridge Condominiums?
This will be very costly and assessments will increase.
9. Peggy Watts: The Board should consider purchasing several mailboxes and keeping them on hand so when there is a problem with a mailbox it can be corrected immediately. I have ordered my new mailbox through Lee Lighting. It has taken 2 months so far and I still don't have the mailbox.
Hewitt McCloskey: We will take this request under consideration. The problem, Peggy, is to find a place to store them.
10. David Hamilton: Does the Deed of Restriction have legal discretion included for the Condos? Do you have an amount for the legal fees?
Hewitt McCloskey: Our attorneys say it does not apply to the ERPOA. We do not have an amount for legal fees as yet.

11. Alan Scully: The ERC parking lot drainage and Aeries Way Drive drainage are connected and should be the responsibility of the ERPOA.

A request for a motion for Adjournment:

1. First Motion made by: Bill Barnes
2. Second Motion made by : Jim Roberto

All voted in favor for adjournment.

The meeting was adjourned at 8:35 PM