

Minutes for the Eagle Ridge Property Owners Association Meeting for January 7, 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.	___x___	_____
Steve Norris	___x___	_____
Drexel Turner	___x___	_____
Frank Taldone	___x___	_____
Jim Roberto	___x___	_____

A quorum was reached. There were 18 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for December 3, 2012 Board Meeting.

Motion by: Drexel Turner

Second by: Steve Norris

All approved.

Treasurer's report was provided by Drexel Turner

Current end of month date , December 31, 2012		
Assets		
Current Assts		
Checking/Savings		7,650.79
Business Checking	\$	33,863.78
CD-1384 (01/13/2013)		10,050.11
Fixed Term CD 7985		60,716.11
Total Checking/Savings	\$	112,280.79
Total Current Assets	\$	112,280.79
Liabilities & Equity		
Equity		
Opening Balance Equity		105,898.16
Unrestricted Net Assets		-3,272.36
Net income		9,654.99
Total Equity		112,280.79
Total Liabilities & Equity	\$	112,280.79

Percentage of Maintenance Fees paid by Homes & lots, Eagle Ridge Condos, Fairways Condos, and The Pines Condos to date is roughly 60 %

President's Monthly Report : Hewitt McCloskey

- The annual assessments were mailed out on December 15, 2012 by Jorge Mendieta to all residents of Eagle Ridge. To date we have received about 60% or 375 checks.
 Pat Schoo: Why have the dues for 2013 increased?
 Jim Roberto: Our expenses have increased about 5 % this year. Just a general increase of expenses.
 Mick: Thank you for the increase. Are we okay with our legal people with the reserve?
 Hewitt McCloskey: I have talked to the CPA who manages our finances. We are well within our limits for retaining our reserves.

2. Anyone who is interested in serving on the Board of Directors is to contact me or any other member of the Board of Directors. There is one opening. The ballots for new Director will be mailed out by January 20, 2013.
3. I have received a bid for \$2,185.00 from Rick Payne to re-landscape the area surrounding the sewer pump station located at the intersection of Soaring Eagle Court and Twin Eagle Lane. The work includes removal of the existing Eugenia hedge, reshaping the bed, adding topsoil and mulch and installation of 31 Silver Buttonwood shrubs (silvery blue-green in color) and 17 Copperleaf shrubs (red to red-orange in color).

Nancy Hamilton: I live next to the pump station. I want to make sure that the plants cover the pump station. And I want to make sure that the copperleaf will not lose its leaves.

Hewitt McCloskey: The Silver Buttonwood will be maintained at 8 feet. The copperleaf will not normally lose its leaves unless we have a heavy frost.

Jim Roberto: This project was budgeted for \$2500.00. It is under the budgeted amount.

Request a Motion to approve the re-landscaping of the sewer pump station.

Motion made by: Jim Roberto

Motion seconded by: Drexel Turner

Motion approved by all Directors.

4. Discussion of alternate plans and options for existing sewerage treatment plant owned by Utilities, Inc. of Eagle Ridge. Steve Norris and Jim Roberto with Ron Campbell are to speak to Lee County Sewer Authority in the near future. They have found the correct people to have a discussion with in several different communities that have already converted.

Ron Campbell: Several communities in the area have converted to County. We will be discussing with these communities as well as with Lee County.

Jan Ganter: Do we know the cost per house?

Hewitt McCloskey: This will be discussed with Lee County.

5. Status of final revisions to the Deed of Restrictions before mailing the revised package to all Eagle Ridge property owners for their approval. Ed Schuler:
Last month we announced that the vote to reduce the number of votes to amend the Deed of Restriction passed with a comfortable margin. On December 19th the next round of proposed amendments were posted on the Eagle Ridge Website for resident comments and suggestions. It will remain there until January 19, 2013. At that time the DOR Rewrite Committee will review the comments and suggestions, make the appropriate change, and send out the entire package by mail to all residents for their written approval.
All residents will have an opportunity to vote on all proposed changes individually.
About 90 days later, we will announce the results and mail out the revised (amended) Deed of Restrictions to all residents as well as the final version on the website

Director's Report: Jim Roberto

Hewitt McCloskey: I wanted to compliment Jim Robert and Jorge Mendieta for their hard work in determining the 2013 budge and getting the assessments issued on time.

Director's Report: Frank Taldone no new items

Committee Reports

Architectural Control- Linda Brown

New Approvals

1. 14585 Aeries Way Drive, Request to install hurricane fabric over windows, replace side garage door and pool bath door with impact glass and new hurricane frame. Approved.
2. 14573 Eagle Ridge Drive Request to repair and repaint existing privacy fencing. Approved.
3. 14707 Triple Eagle Court Request to paint unpainted galvanized metal hurricane shutters. Approved.
4. 14553 Aeries Way Dr Request to replace cement tile roof with new tiles. Approved.

Block Captains-Connie Hope

1. Status of Directory: As of the end of December, we have 329 permission slips for phone numbers in the directory. More are coming in with annual dues. If more than 400 are received, we will print the directory at the end of March.
2. Block Captains: With the new list of people who have returned permission slips, I will let the Block Captains know who on their block has not given permission and have them contact the resident directly.
3. Farmers Market will be February 2 , 2013.
4. Support the Eagle Ridge Golf Club by having lunch at the Golf Club.
5. Vendors and Contract List: If you have recently used a contractor and would like to add them to the list, please contact Connie Hope

Deed of Restriction- Ed Schuler

The Deed of Restriction tour is usually on the third week of the month. Because of holidays, we did not tour in December, but will be resuming in January. We sent out five letters with intent to fine.

Golf Liaison Committee: Jim Roberto

The Golf Course is having a good season.

Maintenance & Beautification – Carolee Swales Nothing new at this time.

Security and Safety Committee-Drexel Turner Nothing new at this time.

Welcoming/Social-Cathy Dhimos

There will be a catered social gathering at Eagle Ridge Clubhouse on Friday evening, January 18 at 5:30PM.

Please call Cathy Dhimos to indicate you are attending.

Welcoming Committee Judy Norris

Thank you, Judy, for taking over this position.

There have been two new families who moved in December. Their names and information will be in the newsletter and on the website under “Who’s new in the Neighborhood”.

Resident’s Comments (limited to three minutes)

1. Peggy Watts: A neighbor has asked if someone can talk to Brad at the Golf Course and have them not mow so early. (5:30).
Jim Roberto: This is the time they need to start, so the mowing is completed by 7:00 AM and golfers can start. It can’t be changed.

A request for a motion for Adjournment:

1. First Motion: Steve Norris

2. Second Motion: Jim Roberto

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