

# Eagle Ridge Property Owners' Association

## Minutes for ERPOA Board of Directors Meeting on February 5, 2018

**These minutes will not be approved until the next Board Meeting.**

**Welcome to all Eagle Ridge Property Owners to the Board of Directors Meeting. This will confirm that the Notice for this meeting was posted more than 48 hours prior to the meeting**

Meeting was called to order at 7:01 PM by John Spiegel, President. Board members present were:

	<u>Present</u>	<u>Absent</u>
1. John Spiegel, President,	<u>  X  </u>	<u>      </u>
2. Richard Herman, Vice President	<u>  X  </u>	<u>      </u>
3. Peter Van Leeuwen, Secretary/Treasurer	<u>  X  </u>	<u>      </u>
4. Hewitt B. McCloskey, Jr., Director	<u>  X  </u>	<u>      </u>
5. Christine Leslie, Director	<u>  X  </u>	<u>      </u>

A quorum was reached. There were 12 residents present.

### **Request was made to approve the Minutes for the December 4, 2017 Board Meeting.**

1. First Motion to approve the minutes of December 4, 2017: Hewitt McCloskey
2. Second Motion to approve the minutes of December 4, 2017: Christine Leslie
3. All voted in favor. The motion was passed.

Overview of 2017 Financials including receivables, expenses and balances.  
Balances in the accounts as of January 31, 2018

Checking - \$ 172,751.32

Reserves - \$ 107,974.37

Savings - \$ 3,000.05

We made the 2018 contribution of \$23,997.95 to the Reserves account on January 8, 2018

We need to change the Signature card at Bank of American. We need to remove 2 names: Steve Norris and Hewitt McCloskey and add one name: John Spiegel.

After the March elections we will need to remove one name: Peter Van Leeuwen and add the new Sec./Treasurer's name.

Assessment collections began in the end of December, 2017 and January. February 1 there were 89 late notices sent out to residents that have not paid the assessments. So payments crossed in the mail. There were 51 houses and 17 condos that have not paid as yet.

They will get a \$25.00 late fee charged. We may want to consider adding a \$25.00 late fee per month that the assessment has not been paid.

**John Spiegel:** I will look into the matter and decide whether we can impose a monthly late fee charge.

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

1. Following the December 20, 2017 hearing, Judge Krier granted the motion of ERPOA and determined that ERPOA is entitled to recover attorney fees from the condos once the pending appeal concludes, assuming ERPOA prevails in the appeal. The condos have filed their initial brief; ERPOA will be filing its answer brief soon. Stay tuned.
2. Update on FPL new underground service work  
The work on the transformers was interrupted because of IRMA. FPL has agreed to relocate two (2) transformer boxes out of resident's front yard and eliminate the third. Work should be concluded by the end of March. FPL will reimburse ERPOA for landscaping done to conceal the transformers.
3. Golf course maintenance yard fencing: The Golf Course Maintenance Yard is an eye sore. We have begged them to get some landscaping. We have offered to install and maintain this landscaping at no cost to the golf course. They have refused. We have made an additional offer and have not heard back from them as yet.

## **Vice President's Report: Richard Herman**

Bike path update: I attended a committee meeting on January 17, 2018 to represent ERPOA. Our request for a Bike Path is in the que. It could take from 5 to 10 years to complete.

## **Director's Report: Hewitt McCloskey, Jr.: Landscape & Beautification Committee**

1. We have lost two (2) more Queen Palms over the past three months for a total of six Palm trees over the past year. For now our maintenance contractor has been directed to flush cut and remove the dead palms.
2. We repaired the interior landscape circle at the end of Majestic Eagle. The irrigation head was replaced for better coverage and topsoil and seed were added to all lawn areas. I also directed the placement of a number of boulders to block contractors from parking their trunks in this circle.
3. Within the past two months I directed our landscape maintenance contractor to add sod to all the unplanted mulched beds located in the center island of Eagle Ridge Drive between Aeries Way Drive and Eagles Flight Lane. These unplanted mulched beds were the result of removing many diseased Hibiscus shrubs last summer.

## **Director's Report: Christine Leslie**

Rick Herman and I met with the golf course, SFWMD, Legends and the County on 1/22/2018 and discussed the areas of concern and the list of actions. We are now in process of confirming ownership of each action and then determine when fixes are going to happen.

At this time, Legends has cleaned the North/South flow way on the East side of Bald Eagle.

## **Committee Reports**

### **Arbitration Board Committee: Steve Norris**

There is a fine pending and we will be setting a date for the arbitration.

**Architectural Control Committee : Bill Simmons (not present)**

**John Spiegel:** Bill Simmons has been bringing me all application for roofing, fencing and many other items. He has been busy.

**Deed of Restriction Committee: Don Peters**

DOR Committee Report for February 5, 2018

1. During our January Tour, 12 new Violation Notices were issued. Others remain unresolved and are to be addressed.
2. The DOR Committee believes that sufficient time has passed to allow for most of the clean-up from the hurricane to be completed. A letter addressing these issues was mailed with the annual POA assessment mailing. For those that have not complied, they will be given a final notice and recommendation for fining during our next tour scheduled for February 9.
3. Contract documentation may be requested for proof of scheduled roof and pool cage repairs. There is a long backlog for roofing and cage repair because of IRMA.

**Golf Liaison Committee: Steve Norris**

**John Spiegel:** ERPOA offered to landscape the maintenance area for free which was declined. They may install a simple chain link fence and screens on the gates. This hopefully will be started soon.

**Legal Committee: John Spiegel (see President's report)**

**Security and Safety Committee-Connie Hope**

Another quiet month as far as thieves and disturbances in our community are concerned.

One incident at the Condos and the sheriff's office settled it.

If you see something that you feel should be addressed call the non-emergency number 239-477-1000

If you feel it is very troublesome and dangerous call 911.

**Social Committee –Sherri Holly (not present)**

**Welcoming Committee: Arlene Cabai Schuetz (not present)**

**Resident's Comments (limited to three minutes) Please give you full name.**

1. **Steve Norris:** Let's encourage all our neighbors in Eagle Ridge to vote in the March Elections.
2. **Brian Halfacre:** Does ERPOA have a screening process for people that are going to rent a house or a condo?  
**John Spiegel:** There is no approval from the ERPOA. We do need a name and phone number. We let the landlord's do all the background checking.  
**Bill Beckerink** (President of Eagle Ridge Condos) We do have an approval requirement at Eagle Ridge condos.
3. **Steve Norris:** I'd like to introduce, Peggy Jermyn, who is on the Ballot to be elected to the Board of Directors of ERPOA at our Annual Meeting.

4. **John Spiegel:** Our next ERPOA meeting is our Annual Meeting on March 5, 2018 at 6:30 PM for registration. It will be at the Unitarian Universalist Church at 13411 Shire Lane in Fort Myers. It is off of Daniels Blvd.
5. **Luther Ward:** The Board needs to establish a standard color to paint the mailboxes. We seem to have about three (3) different colors in the community.  
**John Spiegel:** We do have a standard color and Dennis Shelly has the paint and he is the person to paint all mailboxes. Residents should not be painting the mailboxes. They should contact Dennis Shelly.  
**John Spiegel:** Luther, give me the names and addresses of the people who have different colors for their mailboxes. We do have a standard color.

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

1. First Motion for Adjournment: Hewitt McCloskey
2. Second Motion for Adjournment: Richard Herman
3. All voted in favor for adjournment. The meeting was adjourned at 7: 46 PM