

Eagle Ridge Property Owners' Association

Minutes for ERPOA Board of Directors Meeting for February 6, 2017

Welcome to all Eagle Ridge Property Owners and guests to the February 6, 2017 Board of Directors meeting.

Roll call to verify we have a quorum of Board Members to constitute an official Board Meeting:

Hewitt B. McCloskey, Jr., President	Present: <u> X </u>	Absent: _____
John Spiegel, Vice President	Present: <u> X </u>	Absent: _____
Peter Van Leeuwen, Sec./Treasurer	Present : <u> X </u>	Absent: _____
Edward Schuler, Director	Present: <u> X </u>	Absent: _____
Richard Herman, Director	Present: <u> X </u>	Absent: _____

A quorum was reached. There were 12 residents that signed in.

Request a motion to approve the meeting minutes of December 5, 2016:

1. First motion to approve the minutes of Dec. 5, 2016: John Spiegel
 2. Second motion to approve the minutes of Dec. 5, 2016: Ed Schuler
- All approved, motion passed

Treasurer's Report: Peter Van Leeuwen

Monthly summary of Accounts for January 31, 2017

Current end of month balances to 1/31/2017	
ERPOA Bank of America Account Balances	
Business Savings 7890	2,655.33 (we make \$.05 a month)
Business Checking 1247	209,765.77
Business Checking Reserve 3976	59,320.92
Total as of DATE	271,742.02

As of 2/5/2017, we have collected 90.8% (89.5% SFHs, and 93.1 % condos) Statements have been prepared and are being mailed to 57 property owners (42 SFHs, 15 Condos) on 2/06/2017. These statements include a \$25.00 late fee. Estoppel fees for January are \$200 and transfer fees are \$100.

President's Report: Hewitt McCloskey, Jr.

1. Please remember next month, March 6, 2017 is the ERPOA Annual Meeting and it is to be held at the **Unitarian Universalist Church** located at **13411 Shire Lane, Fort Myers, Florida**. You will be receiving the Annual Meeting mailing package in a day or two.

2. I request a motion from the Board to salary our Secretary/Treasurer, Peter Van Leeuwen for \$500.00 a month or \$6,000.00 a year. (Discussion:)
- John Spiegel: We have asked Peter Van Leeuwen to go back through his work for the past year and give us an approximate number of hours he has worked. He has worked 380 hours which would equate to about \$16.00 per hour. We would begin payment in March.
- Hewitt McCloskey: We do have authorization in our by-laws to pay officers on the Board. I have also consulted with our attorneys on the subject and they have verified their approval in accordance with state statues. In the past eight years or so the Board has paid one of our residents from five to ten thousand dollars a year to do much of the work Peter is now doing.
- Richard Herman: Our Treasurer spends a great deal of time each month paying a growing amount of monthly bills ,preparing estoppel billing and late payments, Accounts Payable and the Accounts Receivable, making deposits, bank reconciliations, billing for mail box repair, prepare and issue the annual assessment, annual budgeting, and updating the database. I give my full support to pay Peter Van Leeuwen upon further verification of the reserves and contingency fund allotments. Since this item is not allocated in the 2017 budget, please confirm that we still have adequate funds in our contingency fund to cover this amount.
- Hewitt McCloskey: I can assure you that we have sufficient funds available.
- Ed Schuler: I have looked over the numbers and it would be about \$10.00 per door per year to pay Peter for all these services. I am in favor of paying Peter Van Leeuwen.
- Luther Ward: I am concerned that other Board members will decide to get paid.
- John Spiegel: I don't think at present this Board has any need for payment. I know that I am happy to help the Board, but Peter spends a great deal of time to complete his tasks.
- Patty Wright: Will he be handled as an independent contractor?
- Hewitt McCloskey: Yes, he will be handed a 1099 at years end.
- Kay Turner: Why don't other Board members get paid? What has become so different now that they should be paid?
- Chris Leslie: I support this Board. We only pay \$300 –a year for Association fees. Many of my friends pay in the thousands each year for fees. They are amazed how little we pay each year. We are very fortunate ours assessments are so low.
- Patty Wright: I have a business and I knew I needed to hire someone to do the bookkeeping for my business. It would take me too much time and I wasn't qualified to do it. I support this motion.
- John Spiegel: You have to have certain skills to do the Secretary/Treasurers job. It takes a great deal of time to complete the work. I make a motion as of March 1, 2017, Peter Van Leeuwen as Secretary/Treasurer get paid \$500.00 a month for a total of \$6,000 a year starting on March 1, 2017.
- Richard Herman: I second the motion.
- All the Board member voted in favor. Peter Van Leeuwen was requested by the Board to abstain. The motion carried --4 in favor, 1 abstention.
3. The Board of Directors wants to thank Connie Hope who single handily with the help of the Lee County Sheriff's Office obtained the necessary information about the vehicle and the driver who destroyed some trees and shrubs on Eagle Ridge property. She told pictures of the damage to the center island landscaping of Eagle

Ridge Drive. She got a written estimate for the cost of replacement and then wrote to the drivers insurance company and filed a claim against the driver for \$1,260.00. The claim was paid on January 24, 2017. Again, great job Connie.

4. The second phase of the landscape improvements to the center island in Eagle Ridge Drive consisting of five (5) new shrub beds was installed on February 2 and 3, 2017. It is a continuation of the alternating shrub beds of Mammy Croton and Blue Plumbago which were installed last November. Each shrub bed consists of 32 shrubs placed on a low mound of topsoil that tapers up towards the center of each new landscape bed.
5. All of the center island lamp posts and globes have been power washed by Andrew Kirksey. The next step is to have them painted which is being done currently.
Luther Ward: Do we have a name for the color that the lamp posts are being painted
Hewitt McCloskey: Yes we do and if you need it, I will make it available to you.
6. Because of family health issues, Carolee Swales as tendered her resignation as Chairperson of the Landscape Beautification Committee. I am looking for a replacement to Chair this very important Committee who has some knowledge of the trees, shrubs and groundcover that grow well in South West Florida. Please call me if you are interested.

Vice Presidents Report: John Spiegel

Richard Herman will report on the meeting with the BPAC.

On behalf of the ERPOA Board and in support of our request for a bike/pedestrian path from Aeries Way Dr to Daniels Pkwy, I attended the monthly BPAC meeting on January 18, 2017. the President of the Eagle Ridge lakes Master Association also attended in support of our request. We both gave a short follow-up presentation and answered questions, as they were raised from the committee members.

The committee was advised by a Lee County staff member that it would cost an estimated of \$654,000 to install a concrete sidewalk on Eagle Ridge Drive from Daniels Pkwy to Aeries Way Dr and \$592,000 for the portion along American Colony from Daniels to Eagle Ridge Dr.

We were advised that our project was initially broken into two segments because it is potentially easier to find funding for smaller projects and quicker to complete. When separated, the projects can potentially be completed years apart.

After a discussion, the committee requested the Lee County staff member re-calculate the project in a number of ways for the next meeting. Specifically, they wanted the cost estimate to be based upon a mixed use (bike/pedestrian) path made from asphalt (instead of concrete) which should lower the estimated cost. The committee also requested the project be split into 2 different segments where one segment being the northern portion of Eagle Drive Dr. from American Colony to Daniels Pkwy and other segment including American Colony to Aeries Way Dr. The idea being that if only one segment is initially completed, it would service more homes to include the American Colony piece, as well as allow access to the traffic light to cross Daniels. The committee also

wants to evaluate the scope of the project if the two roads were combined into a single project to see whether it would increase the priority points the project would receive.

Therefore, our request was continued for further discussion to the next BPAC meeting on February 15, 2017 at 3:00 PM. John and I will go back to this meeting. The meeting is at 1500 Monroe Street, Conference Room B, Fort Myers, FL 33901.

Pat Burke: How can we support this project? Can we go to the meeting on February 15, 2017?

John Spiegel: It would be helpful if many people showed up for support at this meeting. It is at the 15 Monroe which is the headquarters for the public works.

Pat Burke: You should do an email blast so people know about it and can come to the meeting for support.

John Spiegel: Good idea. That would get support. We also are considering an open house with appetizers and invite our representative, Commissioner Cecil Pendergrass. He is our local representative and we need his support for this project.

Directors Report: Ed Schuler

1. As my term as a director comes to an end, I want to thank my compatriots for their hard work and dedication to our community. While I won't be continuing as a Board Director, I will continue my involvement with maintaining our Website, Contact Database, and our email program. Thank you everyone on the Board and the Deed of Restrictions Committee.

Directors Report: Richard Herman

1. Report on attending the BPAC meeting with the County in Mid -January, 2017 given under John Spiegel.

Committee Reports:

Architectural Control Committee: Bill Simmons

December, 2016 Approved Requests:

7529 Eaglet Court –Re-roofing

14577 Majestic Eagle Court—Replace existing window awnings.

7823 Eagles Flight Lane—Exterior re-painting.

January, 2017 Approved Requests:

7579 Twin Eagle Lane—Replace and expand pool enclosure

7200 Twin Eagle Lane—Replace windows

7807 eagle Flight Lane—Repaint exterior

14706 Triple Eagle Court—Replace pool enclosure

Deed of Restrictions Committee: Donald Peters

1. During our January 24, 2017 inspection tour we focused our attention on reviewing the status of 17 previously reported violations.
2. Out of the 17 violations a total of 16 have been resolved with only one still pending.
3. In addition, only one new minor violation was cited and it has already been corrected.
4. The long standing violations at 14840 Soaring Eagle Court have been resolved. No further action by the Board of Directors is necessary. This is current as of February 3, 2017.

Landscape Beautification Committee: Carolee Swales (absent)

1. Landscape improvements to the center island of Eagle Ridge Drive were reported in the President's Report (item number 4 listed above.)

Legal Committee: John Spiegel

Update regarding the complaint filed against Eagle Ridge Property Owners Association by the three (3) Condominium Associations
It remains pending. The Court denied our motion to dismiss. We filed a motion for summary judgment concerning all the evidence in our favor. We do not have a date as yet for that decision.
A deposition was given by Paul Hirsh and next week Hewitt McCloskey will do a deposition.
Kay Turner: How are we doing?
John Spiegel: We've won round one.

Security and Safety Committee: Connie Hope

1. A car was stolen from Eagle Ridge Condominiums in late January. Someone came late at night and stole a tenant's car. The keys were left in the car, but it was locked. A week later it was noticed that a strange car had been parking in the Eagle Ridge Parking lot near where the other car was stolen. The Sheriff's office was notified. The car was stolen from Cape Coral and left at Eagle Ridge Condos. It was returned to the owner.
2. Please remember, if you see something that does not look right, call the Sheriff's office and report it. You are the eyes of the community.
3. I will no longer Chair the EPROA Phone Directory. I will need someone to work on the 2018-2019 Directory. This is the last directory I will produce.

Surface Water Management Committee: Christine Leslie

1. I spoke to Lee County on 1/11. 7 pipes were cleaned and 6 pipes were blocked due to excessive amounts of debris and sediment that have built up in the lakes/ponds that cannot be cleaned until the pipes are not under water which may require the dredging of the lakes. There is also one possible pipe failure at the end of Eagle's flight close to Bald Eagle intersection which I am looking into with the county.

2. I spoke to Bill Januska on 1/11 and sent him the letter from the county which shows the lakes that need to be dredged to their original depths for the county to clean the 6 pipes. He indicated that the engineering/architectural plan would be completed around the end of January. I reached out to him again on 2/2 and the plan was still not completed. I explained to him that we would like some sort of assurance that the plan has the dredging of the lakes.

Luther Ward: Does the Golf Course have a legal responsibility?

Hewitt McCloskey: The answer is yes. We will be meeting with the owners of the Golf Course in the next few weeks to discuss the action to be taken by the Golf Course.

Welcoming Committee: Ed Schuler (Retired)

1. I am retiring from my Welcoming Committee Chairmanship and have turned over the lead to Arlene Cabai Schuetz, who lives on Eagles Flight Lane.
2. For the past 14 months we have featured a newsletter article introducing one of our newest neighbors. I'm sure Arlene will do a great job continuing this work.

Residents Comments: (Please state your name. Thank you)

1. John Spiegel: Has anyone noticed improvement in the mail delivery?
Several people from audience: It has been better lately.
John Spiegel: Several people wrote letters to the Post Master General in Washington DC complaining about the mail. They now have found someone who can read the addresses and put them in the correct piles to be delivered.

Request a motion to adjourn the meeting:

1. First Motion for adjournment: Ed Schuler
2. Second Motion for Adjournment: Richard Herman
3. All in Favor, passed, meeting adjourned
4. Meeting adjourned at: 8:15 PM