

Minutes for the Eagle Ridge Property Owners Association Meeting for July 2, 2012

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>	<u> </u>
Steve Norris	<u> X </u>	<u> </u>
Drexel Turner	<u> </u>	<u> X </u>
Frank Taldone	<u> X </u>	<u> </u>

A quorum was reached. There were 24 residents present.
 Hewitt McCloskey requested that a motion be made to approve the Minutes for June 4, 2012 Board Meeting.
 Motion by: Frank Taldone
 Second by: Steve Norris
 All approved.

The President requested the nomination and discussion of Jim Roberto to fill the opening on the ERPOA Board of Directors created by the resignation of Peggy Cuderman at the June 4, 2012 Board Meeting. After the introduction and discussion of Jim Roberto to fill the vacancy, a vote was taken:
 A motion was made by: Frank Taldone
 Seconded by Steve Norris
 Vote on nomination: Fore 3 Against 0
 Jim Roberto was confirmed on the Board of Directors of ERPOA.

Treasurer's report was provided by Drexel Turner and in his absence Hewitt McCloskey read the report

O & M (Budget) Account Year to Date	
Balance as of January 1 st	\$ 18,020
Cash Receipts YTD (+)	100,671
Cash Disbursements YTD (-)	(70,156)
Cash Balance as of June 30, 2012	\$ 48,534
Bank of America CD Account YTD	
Balance as of January 1 st	\$ 70,239
Interest Receipts YTD	111
Cash Disbursements YTD	
Cash Balance as of June 30, 2012	\$ 70,350
Bank of America Savings YTD	
Balance as of January 1 st	\$ 17,639
Interest Receipts YTD (+)	5
Cash Balance as of	17,644
Total Cash YTD	\$ 136,528

There was an omission in the April 2, 2012 financial report. The amount of the Ban of America for the CD of \$70,000 was not added in to the total.

President's Monthly Report : Hewitt McCloskey

1. The first phase of the landscape beautification has been completed, ie, the removal of dead shrubs, shrubs in poor condition and overgrown shrubs.
2. Landscape Beautification of Eagle Ridge Drive corridor from Daniels Parkway to Eagles Flight Lane will be bid this week of July 2, 2012 and presented to the Board for discussion and approval at the next Board meeting. There will at least three (3) bids obtained.
3. Vote on the website. Hewitt McCloskey requested a motion to accept the website. Steve Norris made the motion , Frank Taldone seconded. All in favor. Motion for the website has passed. Please check out the new website at www.eagleridge33912.com Ed Schuler will be the webmaster for the website.
4. The light shining on the entrance sign located in the center island of Eagle Ridge Drive has been replaced.
5. Hewitt McCloskey requested a presentation of "Revisions to the Deed of Restrictions" Phase One be made by Ed Schuler
 - A. Last Tuesday we had a good work session meeting and discussion for revisions to the Deed of Restrictions.
 - B. It will be done in two (2) steps.
 - a. First is lowering voting amount. Needed now is 202 votes (50% plus one), amendment would lower it to 102 votes or (25% plus one)
 - b. If the number for approval is obtained the Second step is to update the Deed of Restrictions.
 - C. If residents fail to return their vote it is counted as a 'No" vote
 - D. Must mail proxy in.

Vice Presidents Report: Steve Norris

I am extremely pleased with the Deed of Restriction trip.

Director's Report: Jim Roberto

New York Times had an article about how other property associations are dealing with golf courses
This event should it happen in bankruptcy and how the community needs to support the golf course.

Director's Report: Frank Taldone no report

Committee Reports

Architectural Control- Linda Brown

New Approvals:

7642 Eaglet Court Request to stain curbing around house and around mailbox to match driveway border

14553 Eagle Ridge Dr. Request to replace roof with cement tile

14529 Eagle Ridge Dr Request to replace roofing shingles with Timberline Asphalt

Block Captains-Connie Hope

1. The 2013 Community Garage Sale will be canceled for February, 2013. The reason is bad behavior by many of the visitors at this years sale. We will reconsider it again for 2014.
2. Permission slips have been received which now total 255 or about 40% of the total needed to be complete.
3. Thank you to all the Block Captains for their hard work.

Deed of Restriction Committee: - Ed Schuler

1. On June 25 we had an inspection of the community.
2. There were 11 violations noted and at present all but 3 have been correct.
3. Because of the rains, we did not issue notices for stained and dirty driveways or roofs.

Golf Liaison Committee: Jim Roberto

We are working towards a good solid relationship with our golf course manager.

This season has been the best season in a long time for the golf club. Let's continue to support the golf course.

Maintenance & Beautification Committee: Carolee Swales

Dead plants have been removed and Carolee and Hewitt will have the final inspection review of the bid package in the next few days before it is issued.

Security and Safety Committee:Drexel Turner no report

Welcoming/Social Committee: Cathy Dihmos no report

Resident's Comments (limited to three minutes)

1. Peggy Cuderman Double Eagle

1. Regarding website—I am concerned who has liability for the website. Ed Schuler or The Board.
Reply: The attorney's have reviewed and approved the website.
2. April minutes are not corrected there was an error that the CD was not listed.
Reply: It will be corrected in this report.
3. Expenses of \$10,000 in a month are a big expenditure. Is it possible to put financial breakdowns on the website.
Reply: No we choose not to put financial breakdown on the website.
4. Who is handling the money?
Reply: Drexel Turner is our treasurer and is handling all of the money.
5. A caution to the Board members that emails can be subpoenaed in court.

2. Ruth Sills Twin Eagle

1. There have been many contractors soliciting in the community. What can the Board do?
Reply from Steve Norris: If we get the name and phone number of the contractor and each resident takes responsibility for calling the Sherriff and reporting it with the contractor's name phone number and license plate. Also you can call the contractor and inform them that there is no soliciting in the community.
2. The number of residents in the single family community for voting is 402. The number that was being used is incorrect.
Reply: it will be corrected.
3. The Reserve on Bald Eagle-The Legends are responsible for the left side. Can someone call and try and get them to clean it up after the rainy season.
Reply: We will look into that and contact the South Florida Water Management Authority.

3. Jay Sheldrake Eagles Flight

1. If you are driving in the community Please adhere to the speed limit which is 25 mph. Slow down.
2. Landscape Beautification bids Will you send out 3 or more.
Reply: We will sent at least 3 bids.
3. How will the bids be selected?
Reply. It is based on time frame, price, when can they start and review of their past work.

4. Jan Ganter Eaglet Ct

You mentioned color in the islands. Yes, we need more color back on the islands

5. Ed Neumeister Majestic Eagle

The nets at the tennis courts have been removed and look better. But the trees around there are in bad shape. There are many dead branches. Could we get it cleaned up?

Reply: I will talk to Brad at the golf course and see what can be done. No promises.

6. Kay Turner Eagle Ridge Dr

Perhaps suggest that we will share the cost of removing the tree limbs with the golf course.

Reply: We will take that under consideration.

What is phase 2 of beautification plans?

Reply: Phase 2 is the planting of the new plants in the islands.

7. Bart Cuderman Double Eagle

1. In the Preserves we can do native type trees.

Reply: We are told by the South Florida Water Management what plants we can and can not use.

2. Beautification projects must be approved by the board?

Reply: Yes

3. Announcement of my resignation was in the paper.

8. Kay Turner Eagle Ridge Dr

It is important to accept input from the residents.

9. Don Warner

Suggest an advisory committee to the newspaper.

10. Peggy Watts

The newspaper and the Board have nothing to do with each other. Working on the Board is a thankless job and last month there was a lot of complaints going on about the Board. I believe the Board is doing a good job.

11. Ed Neumeister

My wife, Elizabeth, took the job of editor when no one else stepped up. I take exception to the criticism and the idea of establishing an advisory committee.

12. Ginny Schuler

I would be happy to take over as editor of the newspaper if your wife is stepping down.

13. Kay Turner

Do we have a budget?

Reply: Yes, we do, but our treasurer is not here this evening.

14. Jay Sheldrake

Last month we reported on how many dues have not been paid. What is it this month?

Reply: The treasurer is not here. It was 16 residents had not paid dues.

15. Joyce Johnson

Last meeting we discussed whether to have additional commercial crime insurance coverage. Have we pulled the trigger as yet.

Reply: Not as yet.

16. Pat Schoo

This insurance is very important. I don't understand why we have never had it. One of my properties had the property manager run off with the money from the Association. This insurance covers all the money.

17. Peggy Watts

I am taking a CAM course and I mentioned that we did not have this insurance. The instructor was appalled that we did not and stated that it is very important to have it.

18. Linda Brown

The website is very good. I thought we were going to vote on it. (We did.)

19. Denny Brown

We need to address the concerns of two signatures. Maybe on a certain amount we should require two signatures.

Reply: We will take that under advisement and check with our bank on the process..

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 8:25 PM