

Eagle Ridge Property Owners' Association, Inc.

Minutes for ERPOA Annual Meeting on March 4, 2019

Greetings and welcome to all Eagle Ridge property owners to the Eagle Ridge Property Owners' Association (ERPOA) Annual Meeting of March 4, 2019.

1. **As the first order of business**, I request the ERPOA Treasurer verify that the written notification of the 2019 Annual Meeting was properly issued in accordance with the ERPOA by-laws at least 30 days before the Annual Meeting and that the Official Notice of the Annual Meeting was properly posted in the Eagle Ridge Bulletin Board located at the intersection of Eagle Ridge Drive and Aeries Way Drive at least 14 days before the Annual Meeting. Madam Secretary, please verify the above information by signing your name in the space provided: _____
2. **Certification of a Quorum** – The second order of business is to certify with the Election Committee Chairman that we have represented either in person or by ballot/absentee ballot at least 25% of the 622 property owners represented at this meeting. Therefore, Mr. Elections Committee Chairman do we have at least 156 or more property owners in attendance or represented by their ballot/absentee ballot? We have a quorum. The actual total number of property owners represented is 247. Thank you Mr. Elections Committee Chairman. We can now proceed with the March 4, 2019 Annual Meeting.
3. Meeting was called to order at 7:00 PM. There were 27 residents present at the meeting.

4. **Roll Call** to introduce the ERPOA Board of Directors and Recording Secretary:

(a) John J. Spiegel President	Present: <u> X </u>	Absent: <u> </u>
(b) Christine Leslie, Vice President	Present: <u> X </u>	Absent: <u> </u>
(c) Margaret Jermyn, Secretary/Treasurer	Present: <u> X </u>	Absent: <u> </u>
(d) Hewitt B. McCloskey, Jr., Director	Present: <u> X </u>	Absent: <u> </u>
(e) Connie Hope, Recording Secretary:	Present: <u> X </u>	Absent: <u> </u>

5. **Request a motion** to approve the ERPOA Board meeting minutes of February 4, 2018:

First Motion to approve: Christine Leslie
Second Motion to approve: Hewitt McCloskey
All in Favor. Motion passes

6. All board members and committee members were thanked for their dedication to Eagle Ridge.
7. **General Financial Summary from March 5, 2018 to March 4, 2019 : Peggy Jermyn, Treasurer**

ERPOA Annual Meeting – March 4, 2019 Secretary/Treasurer Report

Bank Account Balances as of 02/28/2019

- Checking Account ending in 1247 – \$ 319,604.88
- Reserve Account ending in 3976 – \$107,974.37
- No unusual receipts or expenses to note

Year Ending 12/31/2018

- Primary Checking – balance was \$167,042.77

- Reserve Account – balance was \$107,974.37
- In addition to the 2018 annual assessment, we realized income from the following:
 - Estoppel fees – \$7,600.00
 - Transfer fees – \$1,900.00
 - Late fees – \$1,369.80
 - Interest - \$2,754.63
 - Recouped DOR fines - \$2,357.60
 - Returned check fee - \$48.00

2019 Assessments

- To date, we've collected 588, or 94% of the 2019 assessments along with a few partial payments for a total of \$175,110.94.
- 65 second notices, with a \$25.00 late fee, were mailed on 2/11/2019
- Third & final notices will be sent on March 16, 2019
- In early May, unless arrangements are made, any outstanding 2019 assessments will be handed off to the Association's attorney to begin formal collection process.
- Total 2019 late fees collected to date - \$500.00
- Total 2019 Estoppel fees collected to date - \$800.00
- Total 2019 Transfer fees collected to date - \$200.00
- No past due 2018 assessments or legal fees have been collected

8. Summary of Projects and Activities from March 6, 2018 to March 4, 2019, John Spiegel, President

- (a) Eagle Ridge Property Owners litigation. The lawsuit filed against ERPOA by the 3 Eagle Ridge condominium associations and their members remains pending a decision by the Second District Court of Appeal.
- (b) Fortunately we did not experience a hurricane in 2018, unlike 2017.
- (c) The FPL new buried service line along Aeries Way Drive and Twin Eagle Lane has not yet been finished due to a number of issues including having to relocate the large green transformer boxes. Once a current update is received, it will be reported.

9. Vice presidents Report: Christine Leslie

- (a) The county has cleaned a number of catch basins and will monitor for opportunities to clean more basins and pipes once water levels have sufficiently dropped. The golf course reports that they will be improving the flow way area in late Spring, weather and conditions permitting. We removed excess vegetation along the Bald Eagle preserve area which expected to improve the appearance and function of the drainage area on the west side of Bald Eagle Dr.

10. A Brief Summary of the yearly activities from the various Committee Chairpersons

Architectural Control Committee: Rick Jermyn (Total summary of Reviews)
 We had 5 architecture reviews this month
 1 roof
 1 pool enclosure
 2 driveway repainting
 1 house repainting

Deed of Restrictions Committee: Kathy Furlong

Substantial progress has been made by homeowners bringing properties into compliance with the deed of restrictions, however the Deed of Restrictions Committee recommends fines for the following properties:

14882 American Eagle Court, roof and driveway require cleaning, multiple notices to owner, all ignored, \$750.00 for the roof; \$750.00 for the driveway, total \$1,500.00 (\$50.00 per day combined for at least 30 days).

Motion requested to approve this fine for 14882 American Eagle Court

First motion: Christine Leslie

Second Motion: Hewitt McCloskey

All in favor. Motion passed.

14906 American Eagle Court, roof and mold on side of house, multiple notices to owner, all ignored, \$750.00 for the roof; \$750.00 for the mold, total \$1,500.00 (\$50.00 per day combined for at least 30 days).

Motion to approve this fine for 14906 American Eagle Court

First Motion: Christine Leslie

Second Motion: Hewitt McCloskey

All in Favor. Motion passed.

14533 Eagle Ridge Drive, driveway needs cleaning, multiple notices to owner, all ignored \$1,000.00 (\$50.00 per day for at least 20 days).

Motion to approve this fine for 14533 Eagle Ridge Drive

First Motion: Hewitt McCloskey

Second Motion: Christine Leslie

All in Favor. Motion passed.

The homeowners subject to fines will be sent certified letters informing them of the date, time and location of the required meeting of the Arbitration Board (fining committee), which will either sustain or overrule the recommended fines.

Golf Liaison Committee: Steve Norris

Arbitration Board/Fining Committee: Steve Norris

In February, 2019 we voted unanimously to uphold a fine of \$1,500.00 for an improper mailbox at 14680 Eagle Lookout Court. The homeowner did not attend the hearing. I request that the Board pass a motion to impose the fine.

Motion to impose the \$1,500.00 fine for the owner of 14680 Eagles Lookout:

First Motion: Christine Leslie

Second Motion to impose the \$1,500.00 fine for the owner of 14680 Eagles Lookout: Hewitt McCloskey

All in Favor. Motion passed.

Landscape Beautification Committee: Hewitt McCloskey, Jr.

Among other items, we installed a cocoplum hedge along the golf course maintenance yard new fence. The hedge is growing and looks good. We also improved a number of flower beds along Eagle Ridge Drive and made sure that our landscape contractor kept up with tree trimming, soil erosion control and the like. We have done some work on the circle at the end of Majestic Eagle.

We have put a plant called Purple Queen at the corner of Daniels Blvd and Eagle Ridge Drive and it is growing nicely.

Security and Safety Committee Connie Hope (any recent violations in the community)

During 2018 Eagle Ridge was relatively quiet regarding reported crimes and suspicious incidents, although we did experience the typical summer time increase of items stolen from unlocked cars. When school is out this usually happens but is easily prevented. Keep your car doors locked as well as your house doors. Keep the garage doors closed unless entering or exiting your garage.

There has been a report of a theft at the Eagle Ridge Maintenance Building on the corner of Aeries Way Drive and Twin Eagle Lane. The slider door was taken off the track and tools were stolen.

11. Election Results: Mr. Elections Committee Chairman, do you have a total of the voting for the two (2) candidates for the ERPOA Board of Directors and if so what are the results? In addition were there any significant number of write- in candidates for any one candidate and if so who were they?

- | | |
|---------------------------|------|
| 1. Christine Leslie | 247 |
| 2. John J. Spiegel | 243 |
| 3. Write-in Candidate(s) | None |

12. Association members Questions and Comments: (when called upon to speak please give your name and address)

- a) Don Allen: I want to thank the Board for doing a Great Job.
- b) Jim Roberto: Thank you to everyone on the Board for all you do.
- c) Mike Miglino: What has happened to the sidewalks?

John Spiegel: I will contact them and get a date for the next meeting. Maybe you would like to attend.

- d) John Spiegel: We received notice from Eagle Ridge Condos of a concern regarding a storm water drain pipe. We have contacted our engineer and will evaluate the situation.

13. A reorganization meeting of the Board of Directors will be held immediately following the Annual Meeting

14. Request a motion to adjourn the Annual Meeting

First motion for adjournment: Christine Leslie

Second motion for adjournment: Hewitt McCloskey

All in favor. Motion passed.

The Annual Meeting was adjourned at 7:31 PM

March 4, 2019

Eagle Ridge Property Owners Association Reorganization Board Meeting

The Reorganization Board of Directors Meeting following the Annual Meeting of the Eagle Ridge Property Owners Association was held at the Unitarian Universalist Church located at 13411 Shire Lane, Fort Myers, Florida at 7:40 P. M. on March 4, 2019.

The following list of ERPOA Directors were newly elected or re-elected to the Board for a term of two years starting on March 4, 2019:

John J. Spiegel
Christine Leslie

Existing Board members serving the second year of their two year term include:

Hewitt McCloskey, Jr., Director
Margaret "Peggy" Jermyn, Secretary/Treasurer

The Election of Officers as selected by the Board of Directors are as follows:

President: John J. Spiegel
Vice President: Christine Leslie

The Board of Directors unanimously nominated Steve Norris as Chairperson of the Arbitration and Fining Board for a period of one year starting on March 4, 2019

Request a motion to adjourn the Reorganization Meeting:

First Motion: Peggy Jermyn
Second Motion: Hewitt McCloskey
All in favor, motion passed
· Meeting Adjourned at: 7:45 PM ·

Minutes approved by: John J. Spiegel, President: Dated: 3/4/2019

_____ Minutes prepared by Constance L. Hope, Recording

Secretary: Dated: 3/4/2019 _____