

Annual Meeting Agenda for March 4, 2013

Eagle Ridge Property Owners Association, Inc.

Welcome to all single family home owners, lot owners and condominium unit owners to the Eagle Ridge Property Owners Association Annual Meeting.

Meeting was called to order at 7:05 by Hewitt McCloskey. Board members present were: Hewitt McCloskey, Steve Norris, Drexel Turner, Frank Taldone, Jim Roberto.

1. **Certify a Quorum by the Election Committee:** There were 54 residents in attendance. There was a total of 226 votes. A Quorum was reached by way of ballots brought to the meeting or absentee ballots mailed in before the meeting.
2. **Proof of Notice of Meeting:** Drexel Turner, Secretary, Announcement of Annual Meeting was mailed to all residents of the Eagle Ridge Community on January 21, 2013. Notice of the Annual Meeting was posted in the marquee located at the intersection of Aeries Way Drive and Eagle Ridge Drive on January 24, 2013.
3. **Introduction of the Board of Directors,** Recording Secretary and our newly elected member Bill Barnes.
4. **Hewitt McCloskey requested a motion for approval of the Board Meeting Minutes** of the February 4, 2013 meeting.
Motion made by Drexel Turner, Seconded by Frank Taldone. All approved.
5. **2012 Summary of Treasurers Report:** Drexel Turner
 - (a) A brief annual financial summary of receivables and expenses

Current Assets	
12 month CD 1384	10,052.56
48 month CD 7985	60,814.07
Business Checking 1247	77,809.01
Business Savings 7890	7,651.28
Total Checking/Savings	156,326.92
Total Assets	156,326.92
Liabilities & Equity	
Opening Balance Equity	105,989.16
Unrestricted Net Assets	-18,977.37
Net income	69,406.13
Total Equity	156,326.92
Total Liabilities &	156,326.92

(b) a Summary of the Annual Assessments received as of March 1, 2013

Name	Total to Pay	Total Paid	Percentage	Remaining
Homes & Lots	402	355	88.3%	47
Eagle Ridge Condo	40	36	90.0%	4
Fairways	90	78	86.67%	12
Pines	90	82	91.11%	8
Totals	622	551	88.59%	71
\$101,010.00				

Timothy Stier: How do you handle delinquent fees?

Drexel Turner: We send out a reminder to the person. There is a \$25 late fee collected after March 14, 2013.

Kay Turner: What is the percentage of foreclosures of the residents that have not paid?

Drexel Turner: There are about 8 houses in foreclosure that have not paid.

6. 2012 Yearly Summary of Presidents Report: Hewitt McCloskey

(a) A brief summary of work completed and acknowledgements:

1. Acknowledge and thank Linda Brown for her four (4) years of dedicated service as Chairperson of the Architectural Control Committee to the Eagle Ridge Community.
2. First phase, Eagle Ridge Drive landscaping, major irrigation system renovations, replacement landscaping around Eagle Ridge Utility pump station at Twin Eagle and Soaring Eagle and pruning of overhanging trees adjacent to golf course maintenance yard and Utilities Inc. treatment plant on Aeries Way Drive. Replaced irrigation pump at Daniels Parkway and Eagles Ridge Drive.
3. An up and running and functioning Eagle Ridge Web Site thanks in no small part to the considerable efforts of Ed Schuler. The website is www.eagleridge33912.com Please use it.
4. We were able to lower the vote from 50% + 1 to 25%+1 in order to make future revisions to the Deed of Restrictions easier.
5. Final revisions to the “Deed of Restrictions”
Ed Schuler noted that the next round of proposed amendments was posted on the Eagle Ridge Website on December 19th for resident comments and suggestions. The Rewrite Committee Members have reviewed the residents’ comments and suggestions and included many of them in the final revisions to the Deed of Restrictions as of January 29, 2013. The final draft of the DOR is being reviewed with our attorneys at Becker and Poliakoff for their input; it will then be sent to the residents to vote on.
6. We now have regular social gatherings at the Eagle Ridge Clubhouse thanks to the efforts of Kathy Dhimos, who does a terrific job time after time.

(b) Projects scheduled for this year include:

1. The long awaited Eagle Ridge Directory will be sent out to be printed within the next few weeks, thanks to Connie Hope and Jorge Mendieta.
2. Additional Eagle Ridge Drive landscaping in the center island and additional landscaping along Bald Eagle Drive. Carolee Swales will be in charge of this additional landscaping.
3. Entrance Sign Replacement efforts at Eagle Ridge Drive and Daniels Parkway will continue. Kay Turner and Hewitt McCloskey, with assistance from Ron Campbell, will continue to obtain a bigger and better sign for this location.
4. Sewer Treatment Plant- Discussion by Jim Roberto
Discussed the status of Eagle Ridge Utilities, Inc. our sewage treatment facility, which could be replaced by Lee County at our request. He explained the reason for considering the change is based on the fact that the current annual rate increases have exceeded the rate of inflation, and that some residents have complained from time to time about quality-of-service issues. In a discussion with Lee County officials, he determined there was definite interest at that level in servicing Eagle Ridge, but only if Utilities, Inc. does not have state franchise rights to serve the community.
Jim has the contact information in Tallahassee, and will follow up on this directly. In checking with other communities that have already converted, lower monthly rates were the reported result, projecting as much as \$30/month for our conversion. The main hurdle is a cost of \$2,500 per household in terms of a hook up. Also, a one-time cost, potentially in the \$3,500 to \$5,500 range could be required to induce the county to build a plant locally. Given these terms, Jim feels Eagle Ridge homeowners and condominium owners would not be supportive of the changeover. We are tabling this matter for now.

7. Vice Presidents Report: Steve Norris

Thank you, Frank Taldone, for all your work on the Board for the last two years.

Thank you, Linda Brown, for all your hard work for four years.

All residents should know that many people have commented on the wonderful appearance of our community. We should all have 'Pride of Ownership'.

We have had 5 or 6 responses to be on the Architectural Control Committee and will be looking into this during the coming month.

8. Directors Reports: Jim Roberto and Frank Taldone

Nothing new to report.

9. Yearly Committee Reports:

- (a) **Arbitration Board Committee:** We will be appointing a new chairman at the re-origination meeting that immediately follows the annual meeting.

(b) Architectural Control committee: Steve Norris, Board Liaison

1. Devanand Jillapalli — Request to remove all 24 Melaleuca trees from backyard. Approved.
2. 14674 Triple Eagle Ct. Request to repair tile roof and coat it. Paint planters in same color as front. Approved.
3. 14521 Eagle Ridge Dr. Request to power wash house and repaint the existing color of house. Approved.
4. 14551 Eagle Ridge Dr. Request to replace several windows, screen front door and sliders with French doors. Paint house existing color. Approved.
5. 7321 Twin Eagle Lane. Request to paint house and trim. Colors given. Approved.
6. 7656 Eaglet Ct . Request to enlarge lanai and install new pool cage. Request denied, drawings indicate the rear setback is being infringed on. Contractor will either change or request a variance.
7. 14580 Eagle Ridge Dr . Request to widen the existing off set parking. Approved.

(c) Block Captains Committee: Connie Hope

1. The ERPOA Directory will go to the printer on Friday, March 8, 2013.
 - a. They will be ready for distribution by the end of March /beginning of April.
 - b. Many people have not sent in their permission forms. Their phone numbers will not be in the directory.
 - c. Many people have not signed their permission forms. Their phone numbers will not be in the directory.
 - d. Many people have not checked off that they wanted to have their phone number in the directory. Their phone numbers will not be in the directory.
 - e. If you did not supply us with a phone number, if we don't have one on file and if we can't find it in the white pages, your phone number will not be in the directory.
2. Block Captains will help to distribute the directories to all residents.
3. I will have an updated resident list for Block Captains at the time the directories are distributed.
4. Block Captains will pick up the directories at my home. Two per resident.

(d) Deed of Restrictions Committee: Ed Schuler

Ed Schuler took over the Chairmanship last June and has tried to make the deed of restrictions process friendlier and less formal. A violation notice is left at the front door rather than sending a formal letter.

Suggested solutions to common issues are posted on the Eagle Ridge Website. Each month four members of the committee inspect the community by car and vote on whether an issue is serious enough to warrant a violation notice. The following month, old issues are checked to make sure they were corrected. If the issue is not corrected, a second notice with a shorter period to correct is given.

After this period, the owner will receive a formal notice of intent to fine.

Most homeowners respond to the first notice and the second is not necessary.

Since June, there have been approximately 100 first or second notices.

Most are driveway issues and stained roofs, as well as some landscape issues.

The Deed of Restriction Committee is generally pleased with the community appearance and the cooperation of all the residents.

Bob Walker: When people are away and you leave a notice in their door, it could flag that no one is home. Maybe put something in the newsletter if someone is leaving to let the Deed of Restrictions know.

Ed Schuler: I will consider that, but I don't feel most people will remember to let us know. We try to check to see if people are home.

Mark Cooper: At 14610 Aeries Way Drive , the lawn is in bad condition.

Hewitt McCloskey: The house is in foreclosure and most likely will not be corrected until there is a new owner.

(e) Golf Liaison Committee: Jim Roberto

The committee is concerned that the golf course is owned by Wells Fargo Bank. If they sell, this will have an affect on all our homes. We are staying in the loop with Century Management company and want to know what is going on at all times.

(f) Maintenance and Beautification Committee; Carolee Swales

Hewitt McCloskey and Carolee Swales will meet this month to discuss the center island on Eagle Ridge Drive and additional islands and plantings along Bald Eagle Drive.

(g) Security and Safety Committee: Drexel Turner

In 2011 there were several break-ins and we had looked into getting security cameras for a sum ranging from \$5,000-\$21,000. This idea was tabled. In 2012 there were only two break-ins.

Mark Cooper: Could the drop in break-ins have anything to do with the fact that we didn't have a garage sale this year? Maybe those people were surveying the area.

Drexel Turner: I don't think that is the case as the garage sale would have been four weeks after the rash of break-ins last year.

(h) Social Committee: Kathy Dhimos

We will be looking in the next month or two at a date to plan another social gathering.

(i) Welcoming Committee: Judy Norris

We have seven new families who have purchased new homes in the last month. I have contacted them and two would like to be interviewed. Their stories will be in the next newspaper issue.

(j) Newspaper: Virginia Schuler

Thank you, Ginny, for taking over the newspaper and doing a great job.

10. Association Members Comments and questions:

(a) Brendan Hughes: Just wanted to ask if anything was discussed about the unpaved areas and dust on the paths of the Golf Course. Has anything come of the discussion?

Jim Roberto: I have brought the idea up at a meeting, but they stated it would take more money than they had at this time. I will bring it up again at a later meeting.

- (b) Don Allen: I want to share an experience at The Verandah development where we were in the process of purchasing a house. The development was in foreclosure and was considering how the government would decide about the land. One of the options was low income housing.
Jim Roberto: This is the reason that we have a golf liaison and will continue to stay in the loop to be notified if something might happen.
- (c) Gail Newmark: Perhaps a solution to the controlling of the speed in the community would be if you are driving in the community, put your cruise control on 25 mph. That way you will travel at a reduced speed, but so will the people in back of you.
- (d) Mark Cooper: What is happening to the New Deed of Restrictions?
Hewitt McCloskey: We have submitted the paperwork to our attorneys and once we get a clean bill of health from them, it will go back to the residents to be reviewed and approved. This will be done section by section and item by item.

11. Request a Motion for Adjournment:

Motion made by: Frank Taldone
 Motion seconded by: Steve Norris
 All in favor for adjournment. The meeting was adjourned at 8:15PM

Reorganization Meeting following Adjournment of Eagle Ridge Property Owners Association Annual Meeting on March 4, 2013

Call to Order:

Roll Call to Certify a Quorum:

Hewitt B McCloskey, Jr.	Present <u> X </u>	Absent <u> </u>
Steve Norris	Present <u> X </u>	Absent <u> </u>
Drexel Turner	Present <u> X </u>	Absent <u> </u>
Jim Roberto	Present <u> X </u>	Absent <u> </u>
Bill Barnes	Present <u> X </u>	Absent <u> </u>

Election of Officers:

Nominations for Officers were as Follows:

President: Hewitt McCloskey Jr.	All in Favor <u> X </u>	Opposed <u> </u>
Vice President: Steve Norris	All in Favor <u> X </u>	Opposed <u> </u>
Secretary/Treasurer	All in Favor <u> X </u>	Opposed <u> </u>

Nomination by the Board of Directors for a New Arbitration Board Chairman:

The Board of Directors Nominated Mark Cooper to be the Chairman of the Arbitration Board for a period of One Year

All in Favor ___X___

Opposed _____

Request for Adjournment:

All in Favor: ___X___

Opposed _____