

# Eagle Ridge Property Owners Association, Inc.

## Agenda for ERPOA Board Meeting on August 4, 2014

Welcome to all property owners and guests to the Eagle Ridge Property Owners Association

**Roll Call** to establish the existence of a Quorum:

Hewitt McCloskey, Jr.	Present: <u>  X  </u>	Absent: <u>        </u>
Steve Norris	Present: <u>  X  </u>	Absent: <u>        </u>
Peter Van Leeuwen	Present: <u>  X  </u>	Absent: <u>        </u>
Bill Barnes	Present: <u>  X  </u>	Absent: <u>        </u>

A quorum was reached. There were 19 residents present.

Hewitt McCloskey requested a Motion to approve the Meeting Minutes of May 5, 2014.  
First motion to approve the meeting minutes of May 5, 2014 Board Meeting : Steve Norris  
Second Motion to approve the minutes of May 5, 2014 Board Meeting : Bill Barnes  
All approved.

### **Treasurer's Report: Peter Van Leeuwen** Monthly summary of Accounts for July, 2014

Current end of month balances to July 31, 2014	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	\$ 2,654.02
Business Checking 1247	42,210.06
Business Checking 3976	14,275.00
12 month CD-1384 (01/13/2014)	10,069.89
48 month CD 7985 (09/19/2015)	61,634.38
Total as of July 31, 2014	\$ 130,843.35
97% of the dues are paid.	

Kay Turner: The dues that are delinquent, how do we recover them?

Hewitt McCloskey: We have put 5 assessment liens on properties. We sent letters, then after due process ,we file a lien on the property. (This is done by our Attorney's, Becker & Poliakoff.)

A person from the audience: The February report did not show a reserve account. Does a Reserve account have to be voted on by the Board or by the community?

Hewitt McCloskey: Reserve accounts and deferred maintenance accounts can be set up by the Board. If the accounts are to be spent in any other way than as designated, then the Community would have to vote on using the funds in another manner.

## **President's Report: Hewitt McCloskey, Jr.**

1. Jim Roberto submitted his resignation to the ERPOA Board of Directors on July 7, 2014. Jim still actively maintains a consulting business, which requires a good bit of his time and also requires him to do extensive travelling. He is also involved in a number of private real estate ventures in the Fort Myers area. Initially Jim got on the Board of Directors in July, 2012 as a big favor to me, and which I have greatly appreciated. He made it clear at the time of his nomination that I was to consider it as a temporary appointment and that, at the appropriate time, he may choose to resign. Jim has offered to continue to serve as the Chairman of the Golf Liaison Committee.
2. The Board of Directors is about to proceed with a legal action against Dr. Mary M. Mouracade. Bill Barnes, Chairman of the Legal Committee will be representing the Board on all matters concerning this action; he will provide more information when he deems it appropriate. We have been told by our counsel that we are now in a much stronger legal position based on the "Mediation Agreement".

Bill requested the Board to officially make a motion to proceed with litigation against the residents located at 14661 Double Eagle Court, Ft. Myers, FL 33912. After a brief discussion, a motion was made by Hewitt McCloskey to move forward with litigation. The motion was seconded by Steve Norris. All approved. 4-0

3. The Board is looking for a person to repair our mail boxes. Frank Taldone had done this, but he will be moving away by the end of this August. We, the Association, paid Frank for his service to the Eagle Ridge Community. His costs were reduced as a kindness to the residents. I am now actively trying to find a handyman replacement who will be paid to take care of the mailboxes on an 'as needed basis.' If there is someone who might be interested and wants to discuss it, please contact Hewitt McCloskey.
4. Based on Connie's conversation with the Lee County Sheriff's Office, we must post "no on-street parking" signs at the entrance to Eagle Ridge in order to ticket vehicles parked in the streets. It is my intent to have two matching metal signs manufactured and installed on the existing posts at the entrance to Eagle Ridge. The signs will clearly state that no on-street parking is permitted that exceeds three hours. Repeat offenders will be ticketed and towed at the owner's expense. As a reminder to residents, this new policy will be placed in the newspaper and on the Eagle Ridge website monthly.

Peggy Watts: Each resident should contact their lawn service and ask they to be careful when parking for a short period of time by the side of the road. I almost hit a worker the other day when he came around the truck and didn't look.

Hewitt McCloskey: This suggestion will go in the newspaper and on the website.

Residents should tell their lawn service, and recommend they park as far off the street as they can so as not to hold up traffic flow.

5. A number of trees, shrubs and flowers have been added along Eagle Ridge Drive and Bald Eagle Drive as designed by Carolee Swales.

6. Carolee talked with Marie Dessources and Luis Hunter of South Florida Water Management District on May 14 and again on May 16, 2014 concerning the drainage pipes beneath Bald Eagle Drive in the preserve area. They assured Carolee that the pipes in the flow –way were being checked regularly and are clear at this time.

#### **Vice Presidents Report: Steve Norris**

1. Steve gave an overview on the three (3) engineering proposals to have reviewed them. We will soon be choosing one firm to prepare the storm drainage replacement evaluation report.

#### **Directors Report: Bill Barnes**

1. Suggested “Acknowledgement Plaque” for past outstanding services to Eagle Ridge. In doing research on a list of past presidents, I have found that we don’t have much before 2002. I am trying to reconstruct the list. We are also missing 2008, 2009, and 2010.

Ed Schuler: We have this information in old newspapers; I will get it to you tomorrow.

Bill Barnes: Once the list is complete, we’ll make a list of the past Presidents on an attractive plaque. I would like to make a motion to allocate \$300 for this plaque.

First the motion to approve the \$300 for a plaque: Peter Van Leeuwen

Second the motion to approve the \$300 for a plaque: Steve Norris

All Approved 4-0

2. Leadership succession for committee chairpersons and future ERPOA Board Members. We are planning a Leadership event for a one day or half day workshop. The Board will explain the procedures and answer questions from prospective residents who would be interested in working on a committee and/or becoming a Board member. I am thinking about November. We will need a small amount of money for refreshments, \$60. I’d like to make a motion to allocate \$60 for the Leadership Event.

First the motion to approve the \$60 for a Leadership Event: Peter Van Leeuwen

Second the motion to approve the \$60 for a Leadership Event: Steve Norris

All Approved. 4-0

3. I have a copy of the new HOA Magazine, if anyone would like to see it. It talks about the printing of directories for a community. The Association can print all phone numbers and ,if someone doesn’t want their number listed , they must tell the Association they want to opt-out.

#### **Committee Reports:**

##### **Architectural Control Committee: Steve Norris**

1. Summary list of property submissions reviewed and approved or pending approval for May, June and July, 2014. There were 15 requests, 12 have been approved and 3 are pending. They include the following:
  1. 7618 Eaglet Ct Paint all exterior trim, approved

2. 14638 Aeries Way Drive Paint doors and shutters install rear fence, approved
3. 14889 American Eagle Paint exterior Trim the same color, approved
4. 7341 Twin Eagle Ln Landscape Changes, approved
5. 7221 Twin Eagle Ln Paint front door, approved
6. 14545 Aeries Way Drive New garage doors, approved
7. 14861 Bald Eagle Dr Exterior painting, approved
8. 14593 Aeries Way Drive New front door, approved
9. 7807 Eagles Flight Replace solar pool heater, approved
10. 14561 Bald Eagle Dr Rear fence, approved
11. 14589 Aeries Way Dr. New windows, approved
12. 14901 Bald Eagle Dr New roof, approved

Mike Pavese: The house at 14549 Aeries Way Dr has been painted a lavender color. You can't miss it. How could it have been approved? What is being done? Why hasn't it been corrected?

Steve Norris: The paint sample that was given looked to be a light gray shade. It was approved. They didn't get the trim shade approved and we had them repaint the trim , which has been completed.

Phil LoPresti: I'm not saying it was anyone's fault. It could have been a manufacturer's error. We have taken a petition of the neighbors and have gotten 34 signatures.

Hewitt McCloskey: The process of color selection is subjective at best. We, who serve on the Architectural Control Committee, do the best we can to use good judgment when we review and approve the submissions for painting houses, driveways and roof replacements. We have repeatedly asked for residents to serve on the committee, but no one has volunteered. In hindsight, the paint sample was too small and we have since made changes to the 'application form' to require a two foot by two foot sample painted on one side of the house. With that being said, it is my opinion that a petition signed by 34 residents objecting to the house color is not a sufficient mandate to the Board to repaint the house at the Association's expense.

Saeed Kazemi: What is the procedure to have something changed, besides going to neighbors to sign a partition? Talk to the lawyers about changing the By Laws in the community.

Bill Barnes: I will look into it.

### **Block Captains Committee: Connie Hope**

1. I am looking for a Block Captain on Eagles Flight Lane in the 7800 area.
2. We have a New Block Captain, Mary Pulsseger on Twin Eagle Lane. Thank you.

### **Deed of Restrictions Committee: Ed Schuler**

1. Summary list of the property inspections and written notifications for May, June and July 2014. In April we cited 14 residents, in May we cited 9 residents and in June we cited 7 residents. July was a vacation month. Of all of those, only one remains not completed.
2. There was a letter written by our Association to Bill Beckerink, president of the Eagle Ridge Condo Association, about the very dirty condition of the roofs . We have had no reply from Bill.

3. There are several products on the market that help remove and prevent mildew and mold on siding, driveways, and most places mildew occurs. One product is Wet and Forget. The other is Spray and Forget. They can be purchased at Home Depot or Lowes.

**Golf Liaison Committee: Jim Roberto (Steve Norris reported about the Golf Course on behalf of Jim Roberto.)**

1. The two companies that were interested in purchasing the Golf Course have bowed out.
2. At present there is no one seriously looking to buy the Golf Course.
3. It was suggested we could lose about 9% of our property value if the golf course is not maintained and is allowed to go to seed.

Kay Turner: There is a serious drainage problem on Hole # 2 and all of the greens will need to be replaced in the next five years.

**Landscape and Beautification Committee: Carolee Swales (Hewitt McCloskey spoke on behalf of Carolee)**

1. New trees, shrubs and flowers were installed along Eagle Ridge Drive and Bald Eagle Drive in July.

**Legal Committee: Bill Barnes**

1. Brief overview of the legal action against Dr. Mary M. Mouracade was discussed in more detail.

**Security and Safety Committee: Connie Hope**

1. Discussion about on-street parking based on conversation with Lee County Sheriff's office concerning required signs at entrance to Eagle Ridge and ticketing of vehicles. Cars should not be parked on the street for more than three hours. The Sheriff's office will be called and the car will be ticketed. The next step will be for the Association to have the cars towed at the owners expense.
2. Removal of newspaper and magazines boxes at the intersection of American Colony and Eagle Ridge Drive. There were six boxes in deplorable condition. I have called and spoken to each one and written a letter telling them to remove their display containers. Two have been removed already; here are three more to go. I have followed up with a letter stating they should be removed by August 15, 2014, or we will dispose of them.
3. I met with Lee County Sheriff's office about the timely issuing of reports on incidents that have occurred in Eagle Ridge from their computer site. It hasn't been working since February, 2014. They have gotten a new system and it is still not operating as of this date. I followed up with a letter.

## **Welcoming Committee: Judy Norris**

1. There have been five new families in our community in last few months. I have interviewed several and will be doing more. They will be in the next issue of the newspaper.

## **Residents Comments:**

1. Don Allen: I have been investigating our Fire Department requested increase on the referendum for August 26. It will increase our charges over half a million dollars. Or almost 25%. It will increase our individual payment charge considerably. I suggest you vote "NO" on the ballot.
2. Don Allen: I also feel the Board should get paid \$1000 a month. The Board does an amazing job and puts a great deal of time and effort into what they do. It seems no one appreciates this, but me.
3. Joe Foster: The pond on the north side of Eagles Flight has a large amount of algae covering the surface. The pond company was out on Sunday in the boat and sprayed. Now the lake is covered with dead fish.
3. Robert Gadomski: The lake view is why I purchased my home. It has gone downhill in the last few years. There is a great deal of algae on the surface. They came on Sunday and now there are hundreds of dead fish. Carp would be a good fish to put in the lake. They would help to keep the algae down.  
Hewitt McCloskey: I have had several complaints in the last day. I have called Aquagenix and asked what has happened. I also requested they come out and remove the dead fish. They explained that we have had so much rain in the last month which has caused a drop in dissolved oxygen in the lake.  
I have already interviewed a new company and have explained some of the problems.
5. Kay Turner: Do you know how many houses are for sale in the community?  
The answers varied from two to eight houses.

## **Motion for Adjournment:**

1. First Motion for Adjournment: Steve Norris
2. Second Motion for Adjournment: Bill Barnes
3. Meeting Adjourned at: 8:25 PM