

# Eagle Ridge Property Owners' Association

## Minutes for ERPOA Board of Directors Meeting on Monday, May 7, 2018

These minutes will not be approved until the next Board Meeting.

Welcome to all Eagle Ridge Property Owners to the Board of Directors Meeting. This will confirm that the Notice for this meeting was posted more than 48 hours prior to the meeting and will confirm that the Notice indicated that the 2018 budget would be voted upon by the Board.

Meeting was called to order at 7:00 PM by John Spiegel, President. Board members present were:

	<u>Present</u>	<u>Absent</u>
1. John Spiegel, President,	<u>  X  </u>	<u>      </u>
2. Richard Herman, Vice President	<u>  X  </u>	<u>      </u>
3. Peggy Jermyn, Secretary/Treasurer	<u>  X  </u>	<u>      </u>
4. Hewitt B. McCloskey, Jr., Director	<u>  X  </u>	<u>      </u>
5. Christine Leslie, Director	<u>      </u>	<u>  X  </u>

A quorum was reached. There were 19 residents present.

### Request was made to approve the Minutes for the March 5, 2018, Board Meeting.

1. First Motion to approve the minutes of March 5, 2018: Hewitt B. McCloskey, Jr.
2. Second Motion to approve the minutes of March 5, 2018 : Richard Herman
3. All voted in favor. The motion was passed.

**Peggy Jermyn, Secretary/Treasurer:** Overview of receivables, expenses and balances.  
Balances in the accounts as of April 30, 2018:

Checking - \$ 229,389.89

Reserves - \$ 107,074.37

We transferred \$3,000.11 from the savings account to the checking account on March 8, 2018 and closed the savings account.

### Outstanding 2018 Annual Assessments

1. 8 residents have not paid at all
  - a. 4 single family homes
  - b. 4 condos
2. 2 additional residents have not paid the assessed \$25.00 late fee
3. Total balance owed not including late fees = \$2126.00
4. Total balance owed including late fees = \$2401.00
5. We will be in touch with our attorney to request the assessments to be paid in full.

## **Items to be discussed**

1. New ERPOA Mailbox The current mailbox does not lock. I am working on getting permission from the Eagle Ridge Condos to install a new mailbox. Hewitt McCloskey has been doing some research with the mailman and the post office.
2. I am researching the ability to invoice and receive payments electronically via QuickBooks and develop a proposed plan, including review of Florida Statutes and governing documents. I will be looking into this process over the next several months and will report back to the Board.
3. Turn over remaining outstanding annual assessments to attorney

## **President's Monthly Report: John Spiegel**

1. The appeal taken by the three condominium associations remains pending before the Second District Court of Appeal and is fully briefed. Oral argument has been requested but not yet scheduled. Stay tuned.
2. Update on FPL new underground service work—The underground service work is close to being finished. They are not sure of a date that they will 'throw the switch', but the Board will keep you in the loop. FPL has relocated two of the transformer boxes and eliminated one.
3. Golf course maintenance yard fencing is in the process of being installed. They have had some problems with the gates and have not yet completed the fence. ERPOA is going to landscape in front of the fence so there will be a screen to improve the appearance. It is a work in process.
4. I suggest that ERPOA revisit the potential installation of a fiber optic system in our community. I will work with Ed Schuler to check the current options.

## **Vice President's Report: Richard Herman**

The bike path is still in the que to be discussed at the County level in September, 2018. Stay tuned.

Report on updates learned at a recent association board training session on Hurricane preparation.

Several interesting facts

1. Turn off your sprinkler system 72 hours before the hurricane hits your area to prevent over saturation of the ground with water. This will help stabilize the tree roots and plants.
2. Map of all irrigation heads and current breakers in the community and in your home.
3. Backing up of files on computers.
4. Take pictures of the pumps and submit to insurance company.
5. Phone Directory is listed by names only. Suggested that we also have a list of people by address. Will check with Ed Schuler on this. I have heard some feedback from other communities and will discuss it with them further.

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

1. I met again with Richard Osgood, golf course superintendent, concerning scheduling completion of the installation of the fence and coordinating installation of the irrigation system, including the lawn areas. We need to fine grade this area first. So we have to award this work. I met with Benjamin Simon and two other contractors requested a bid from them. We should have three bids in about one week to review.

2. I have requested bids based on a sketch I prepared for restoring the area in front of the Eagle Ridge Golf Course storage yard. I also requested bids based on sketches I prepared to landscape the two areas along Twin Eagle Lane to hide the transformers installed by FPL. I will forward that information as soon as I get it.
3. I personally landscaped the raised planter in front of the ERPOA bulletin board in the center island of Eagle Ridge Drive.
4. I am currently finishing the landscape design for the raised planter at the Daniels Parkway and Eagle Ridge Drive entrance.
5. John Spiegel: I want to thank Hewitt for installing all the new plants by the sign on Eagle Ridge Drive. He got them, dug the holes and planted all the new plants. Thank you.

**Director's Report: Christine Leslie-not present**

Drainage Committee Update:

Coral Hospitality, owner of the golf course, has cleaned out the golf course swale area around two pipes by hole #14 (South/East side of Twin Eagle), as well as the ends of the 6 pipes identified by the county as blocked (middle/west end of Twin Eagle and South end of Aeries). In addition to clearing the end of the pipes, they also cleared more of a swale that leads to the lakes to improve the flow of accumulated rain water. This work took 2 days. We thank the golf course for the great work and partnership! The county will now come in and vactor out those 6 pipes. It will probably take a few months to come up on the schedule. The county has also vactor out 1 of the 10 pipes on east side of Eagle's Flight that were 90% blocked. The county will maintain the retention pond on west side of Aeries Way. It has been added to their database of LCDOT maintained lakes/ponds.

The county has also added the 40' flood easement on the east side of Twin Eagle to regular inspections and maintenance by the Canal Maintenance Department.

**Committee Reports**

**Arbitration Board Committee: Steve Norris**

A fine of \$1,000.00 was upheld by the Arbitration Board at our meeting of April 7, 2018.

A motion by the board to impose the fine is requested to be made.

John Spiegel: I make a motion to impose the fine of \$1000 on the resident in question.

Hewitt B. McCloskey, Jr: I second the motion.

All in favor. Motion passed. We will send out a letter.

Steve Norris: If you get a fining notice from the ERPOA don't ignore it, answer the notice. This person has had numerous notices and has never responded.

**Architectural Control Committee: Bill Simons**

There were 17 projects approved during the months of March and April. Some of the requests are results of hurricane damage, including new roofs and removal of damaged trees.

Beyond the hurricane related repairs, the variety of projects were quite broad and included new driveways, repainting homes, pool deck extensions, a new garage door and numerous other minor changes.

The single most neglected item by the home owners are the color samples, which are frequently not provided as part of the home owner's request. This delays my being able to take the requests forward for rapid Board approval.

Currently there are 4 requests pending which should be resolved in the next few days.

**Deed of Restriction Committee: Brian Halfacre**

Deed of Restrictions Emailed Violations Notices sent electronically.

<b>March &amp; April</b>		
Repair	Tarps on Roof	<b>7</b>
	Lamppost Lights	<b>33</b>
	Lanai Screen	<b>1</b>
	Mailbox	<b>1</b>
Remove	Debris on Property	<b>6</b>
	Dead Trees	<b>6</b>
	Commercial Signage	<b>1</b>
	Utility Trailers	<b>5</b>
Replace	Sod	<b>5</b>
	Mulch	<b>1</b>
Clean	Dirty Driveways	<b>3</b>
	Dirty Roofs	<b>8</b>
<b>Total</b>		<b>77</b>

**Golf Liaison Committee: Steve Norris**

Nothing new, other than what we have already discussed.

**Legal Committee: John Spiegel (see President's report)**

**Security and Safety Committee-Connie Hope**

The beginning of April we had several automobile break-ins of unlocked cars on several different streets. Please make sure that all car doors are locked and your garage doors are closed and locked. The Sheriff office's motto is 'Lock it or Loose it'

There were also several problems in Musa and Audubon communities in early April.

We now (May 1) have a speed sign set up on Eagle Ridge Drive from Daniels Blvd. The speed limit is 30 mph on Eagle Ridge Drive before Aeries Way Drive. When you enter into Eagle Ridge Community the speed limit changes to 25 mph. Not sure how long the sign will be there. But I am hoping it will alert residents to the speed they are traveling as they enter the community. Too many cars speed on our narrow internal roads. There are dog walkers, bikers, walkers, and joggers traveling on these narrow roads. Please be careful.

Just yesterday, May 6, a white van has been reported by two residents driving very slow around the community, stopping for a few minutes and seemly checking things out. The resident did get the make of the

van and a license plate number but did not call the non-emergency number. I have discussed with resident and they will be calling the incident into the Sheriff's office and hopefully get a report on it in the next few days. It is important to make the Sheriff's office aware of the problem so they can address the van and maybe locate the driver. All residents keep your eyes open for this van and report to the non-emergency number 239-477-1000 immediately.

The summer months are coming—schools will be out. The crime rate goes up during this time, especially unlocked car break-ins. It is up to us to make the community safe. If you see something that is unusual, call the non-emergency number 239-477-1000. If you see something that you feel is an emergency, call 911. Also let me know what the incident is. Connie Hope at 215-527-1217. Be safe.

### **Social Committee –Sherri Holly**

### **Welcoming Committee: Arlene Cabai Schuetz**

President's note: Arlene does a great job with her "Who's New in the Neighborhood" column in the *Eye of the Eagle*. Thank you, Arlene.

Thank you., John. I am requesting that if any of you know of a neighbor who has just purchased a house and moved into Eagle Ridge to let me know their name and address so I can contact them for the newspaper.

### **Resident's Comments (limited to three minutes) Please give your full name.**

- 1. Luther Ward:** The color of the mailboxes and lamp posts.  
There are many different colors that residents have painted the mailboxes and lamp posts in the community. I recommend to the Board that we get a standard color. I have gone to Sherman Williams paints to discuss this with them. I brought a sample to them and they matched it. Maybe the Board has a new mailbox that they can bring to Sherman Williams and have them match it. You can check out my mailbox at 14925 Soaring Eagle Ct.  
John Spiegel: Thank you Luther for doing this. We do have one new mailbox. Also Dennis Shelly repairs and paints mailboxes and lamp posts. He charges (I think) around \$45.
- 2. Peggy Watts:** I have replaced my faded color with an Antique Bronze from Home Depot. If we can get a standard color it would be good.
- 3. Steve Norris:** We could take a new mailbox from the storage area to Sherman Williams and match it. Then report back the color to be used and give that to Dennis Shelly to paint residents mailboxes.
- 4. Bart Bryerton:** I have put in an application for an addition.  
**Hewitt B. McCloskey, Jr:** It has been approved.
- 5. Nancy Keil:** What is the plan for the fence and trees on Aeries Way and Twin Eagle?  
**John Spiegel:** We are discussing it with the golf course and FPL. It is being worked on and we have been in touch with Mr. Wilson about it. They are getting permits and work will start in the next 3-4 weeks.  
**Nancy Keil:** 2<sup>nd</sup> issue –the speeding sign has gone up. Please try to adhere to the speed. There are vans and trucks that speed very fast.  
**John Spiegel:** Maybe we can ask a Sheriff's car to park in the community and look out for these speeders.
- 6. Don Allen:** The Fiscus plants grows very fast and looks well. Maybe we should put more in.

7. Steve Norris: The Golf course has stopped installing the fence because they didn't have a permit. They had started it in good faith for ERPOA. The County is backed up on issuing permits so it may be a few weeks.

**A request for a motion for Adjournment:**

1. First Motion for Adjournment: Richard Herman
2. Second Motion for Adjournment: Hewitt B. McCloskey, Jr.
3. All voted in favor for adjournment. The meeting was adjourned at 7:50 PM