

Minutes for the Eagle Ridge Property Owners Association Meeting for October 5, 2015

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., President	—X—	—
Steve Norris, Vice President	—X—	—
Peter Van Leeuwen, Secretary/Treasurer	—X—	—
Bill Barnes, Director	—X—	—
Ed Schuler, Director	—X—	—

A quorum was reached. There were 11 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for August 3, 2015 Board Meeting.

First Motion to approve the minutes of August 3, 2015 Board meeting: Ed Schuler

Second Motion to approve the minutes of August 5, 2015 Board meeting: Steve Norris

All in favor: motion approved.

Treasurer’s Report: Peter Van Leeuwen Monthly summary of Accounts for August and September

Current end of month balances to September 30, 2015	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	2,654.66
Business Checking 1247	67,891.44
Business Checking Reserve 3976	18,447.20
Total as of September 30, 2015	100,717.89

1. Legal expenses are running about \$51,000.00 to date and are over the budgeted amount of \$30,000.00 by about \$21,000. It is hoped we will be reimbursed most of the overage depending on the Appellate Courts decision.
2. Civil Engineering fees with a contingency were budgeted at \$11,000.00. The actual costs are \$12,500.00 to date. (Does not include a carryover expense of \$9,200.0 from 2014.)
3. The Storm Drainage replacement at the ERCA property will cost \$42,500.00. \$15,000.00 was allotted for the work in our reserve account.
4. The association purchased three complete sets of matching mailboxes for about \$6,100.00. The budgeted amount was \$3,000.00.
5. Our Association uses Hill, Barth & King, LLC, who are CPA’s to review our books on a quarterly basis as required by our insurance company.

President's Monthly Report: Hewitt McCloskey

1. Sadly I have to report that Bill Barnes has sold his home in Eagle Ridge and will be leaving our community on October 21, 2015. Bill has provided a great service to the Board of Directors and chaired a number of committees for the past 3 ½ years including the Legal Committee and Leadership Conference. He has also been our watchdog concerning State Legislation as it impacts our property association I have asked Bill to elaborate on his departure.
2. The President asked the Board to nominate John Spiegel to fill the remaining term of office vacated by Bill Barnes starting on October 21, 2015 the date of Bill's departure. John Spiegel is now serving as chairman of the Arbitration Board. Following a brief discuss, the motion to nominate John Spiegel passed 5-0 in favor.
3. Update on the storm water drainage pipe replacements at Eagle Ridge Condominiums Steve Norris will update
4. I am requesting any person interested in serving on the ERPOA Board of Directors to please contact me or any other person on the Board of Directors
5. It is my intent to revisit the need for a property manager in the near future and to that end and without any commitment solicit proposals for property management services for 2016.
6. We are looking for a replacement for Chairman of the "Deed of Restrictions" Committee. Please contact anyone on the Board and we can discuss the responsibilities of the chairmanship.

Vice President's Report: Steve Norris

1. I also want to extend my thanks to Bill Barnes for his service to the Board. The storm drainage installation at Eagle Ridge Condo is nearing completion. I have been checking on it several times a day while I was here. Ed Schuler then, checked on it and sent me photos on my cell phone while I was away. By the end of this week the project should be 100% completed.

Director's Report: Bill Barnes

1. Dennis Shelley will take over the painting of the mail boxes. He has been doing mailbox also does some of the repairs. 239-887-1042
2. The HOA rules and regulations are becoming more like the Condo and will continue in the future.
3. I will be moving to Ormond Beach in the next several weeks. We have sold our home here in Eagle Ridge and have bought a condo near our children.
4. I had been on the Board in 2006-2007 with Norm Swales and again in the last three years.
5. There are four observations I feel very strongly about based on my experience:
 - a. I recommend we revisit using a Management company. The Board job is getting more difficult all the time.
 - b. I feel we should budget more for legal costs in the future.
 - c. I feel we should continue the Leadership Academy. Many people have been interested in this.

- d. Make sure that we continue to use a strong “Paper Trail” for all situations, as it affects violations to the ‘Deed of Restrictions.’

Director’s Report: Ed Schuler

1. I have been contacted by a company called CSI. They are headquartered in Fort Lauderdale and have an office in Naples. They would negotiate with cable companies on our behalf. Their clients included many SW Florida condo and HOA associations. The winning bidder would replace our 35 year old aging cable and DSL lines with high speed fiber optic and offer much lower monthly fees.
2. They claim they can reduce monthly cable and internet fee to \$65 -\$75 a month.
3. They will negotiate with cable providers that we suggest.
4. Last month we did a mailing to Association members and have gotten over 130 responses giving us a good overview of what technology people are using and how much they are currently paying.
5. We will continue to be looking into process.

Committee Reports

Arbitration Board Committee: John Spiegel

No new report

Architectural Control Committee: Steve Norris

We will need a new chairman for the Architectural Control Committee.

1. It was an active summer:

14784 Soaring Eagle	Exterior painting
14524 Aeries Way Drive	Exterior painting
14708 Triple Eagle Ln	Exterior painting
14861 Bald Eagle Ln	New roof
14622 Aeries Way Drive	New windows
14681 Double Eagle Ln	Exterior painting
14610 Aeries Way Drive	New roof, painting and pool—pending
14941 Bald Eagle Ln	Rocks
14820 Eagles Lookout	Exterior painting
14589 Aeries Way Drive	Exterior painting
14853 Soaring Eagle Ln	New roof

2. The once yellow two story house at 14610 Aeries Way Drive has transferred ownership and work has begun to fix up the property. It is looking good.

Block Captains Committee: Connie Hope

1. I still need Block Captains in the following area. If you are interested please see or talk to Connie about it.
Eagles Flight Lane 7537-7633
Eagles Flight Lane 7584-7617
Twin Eagle Lane 7519-7639
Aeries Way Drive 14516-14560
2. The 2015-2016 Directory is out. If you haven't received one as yet, please contact your Block Captain.

Deed of Restriction Committee: Acting Chairman; Ed Schuler

1. We did a tour in July and August. There are approximately 6 remaining open issues from August.
2. Now that the rainy season is drawing to a close, in October we will begin citing roofs and driveways that have dark black mold.
3. There is an ongoing problem with residents placing yard waste out at the road too early. That is, before Wednesday and also putting out large amounts that are not bundled in bunches weighting less than 50 pounds. The collectors will not take waste over that size that is not bundled.

Landscape Beautification Committee – Carolee Swales (not present)

Legal Committee: Bill Barnes

1. Mouracade Residence update: It is now with the three judges to make a ruling and then send it back to the Lee County Current Court and force them to clean up the yard and reimburse the HOA the legal expenses, if we win.

Security and Safety Committee-Connie Hope

1. My liaison in the sheriff's office has informed me that there hasn't been any thief's in our community recently, although there has been some vandalism in August.
2. There is a security sensor light that can be installed by your front door or a back door. It is a motion detector. If someone comes to the front door or rear door, the light will go on. Mike Batista will install and supply the light for \$150.00. See me if you would like his number.
3. You are the eyes of the community. If you see something that is out of the ordinary, call the non emergency number , 239-447-1000 and report the problem.

Welcoming Committee: Judy Norris

Hewitt McCloskey: I wanted to thank you again, Judy, for the great job you have been doing.

1. I have taken a job and will need someone to take over the position as Welcoming Committee as soon as possible. You can have two people working together doing the job.

2. I am currently working on two new neighbors to interview.

Resident's Comments (limited to three minutes)

1. Don Allan: We had forgotten to put out recyclable waste and called the County and they had someone come out to pick it up.
I also wanted to suggest to have a lightning rod installed on the Golf Course.
Fiddlesticks has one right near us and it is always going off.
2. Donna Dickert: I am requesting to have 3-4 bushes put in around the transformer station near my house. It is very bare.
Hewitt McCloskey: I will look into it.
3. Pat Schoo: Is there a process to stop these people from putting their waste out too early.
Hewitt McCloskey: I will call into the Deed of Restriction and have them give the residents a letter at their door requesting they do not put waste out early.
3. Jim Roberto: There is something the Board should be doing to communicate with the Golf Club and Coral Management. The fees may go up and in the past we had Chuck Siegfried to be our voice for the community. Gary Miello has emerged as Chuck's replacement and might be interested in working on the Liaison Committee. Perhaps Steve Norris could speak with him on the subject. We need to discuss the membership rates for the residents at Eagle Ridge. I am recommending that Steve and perhaps Gary Miello ask for a meeting with James Mason for the purpose of getting some advance reading on Coral's intentions.

I also think getting a management company is a good idea.
4. Resident: Do you have the paint that matches the mail boxes? It is a Black.
Hewitt McCloskey: It is a dark bronze almost black. It is a mixed color.
5. Rick Herman: Several questions;
 - a. CSI—you can call Comcast direct and find out what they offer and negotiate a rate.
 - b. Is there an expected amount for legal fees next year?
Hewitt McCloskey: We are waiting for the appeal court to come though
John Spiegel: We can seek fees reimbursed that we have incurred for the appeal.
 - c. Who fixes or repairs the swales?
Hewitt McCloskey: If it is in the road right-of-way, the County should do this work.

A request for a motion for Adjournment:

1. First Motion for Adjournment: Steve Norris
2. Second Motion for Adjournment: Ed Schuler

All voted in favor for adjournment.

The meeting was adjourned at 8:17 PM