

## Minutes for the Eagle Ridge Property Owners Association Meeting for May 6, 2013

Meeting was called to order at 7:01 by Hewitt McCloskey . Board members present were:

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

A quorum was reached. There were 11 residents present.  
Hewitt McCloskey requested that a motion be made to approve the Minutes for March 5, 2013 Annual Board Meeting.

Motion by: Drexel Turner

Second by: Bill Barnes

All approved.

Treasurer's report was provided by Drexel Turner

<b>Current end of month date April 30, 2013</b>		
<b>Assets</b>		
Current Assts	Checking/Savings	
12 month CD-1384 (01/13/2013)		10,055.08
48 month CD 7985 (09/19/2015)		60,907.49
Business Checking 1247		61,620.05
Business Savings 7890		7,651.79
<b>Total Checking/Savings</b>	<b>\$</b>	<b>140,234.41</b>
<b>Total Current Assets</b>	<b>\$</b>	<b>140,234.41</b>
<b>Liabilities &amp; Equity</b>		
Equity		
Opening Balance Equity		105,898.16
Unrestricted Net Assets		-18,977.37
Net income		53,313.62
<b>Total Equity</b>		<b>140,234.41</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b>140,234.41</b>

Percentage of Maintenance Fees paid by Homes & lots, Eagle Ridge Condos, Fairways Condos, and The Pines Condos to date is 93.09%

### President's Monthly Report : Hewitt McCloskey

1. The current status and date for issuing the final draft of the Deed of Restrictions to all single family lot owners is anticipated to be May 21, 2103. Please, all residents take time and read them, vote for them and return them. It is very important that we get these changes passed. The package will be sent out to residents by May 21, 2013.

Request a motion to approve the draft of the Deed of Restrictions and issue it to all residents:

First motion made by: Bill Barnes and motion seconded by Steve Norris. All voted in favor.

2. Jim Roberto discussed that each and every residents needs to vote on the Deed of Restrictions. It is very important to get these changes passed. It has taken the committee many, many hours of revisions and discussion.
3. The Eagle Ridge Golf Course has removed all invasive and exotic plant species around holes 11, 12, 13, and 14 as directed by South Florida Water Management Association.
4. There was one burglary in Eagle Ridge on March 28, 2013. There were no signs of a forced entry.

#### **Vice President's Report: Steve Norris**

1. News about the Golf Course:  
Repair of lake embankments will be implemented by Golf Course over an extended period of time because the cost will be extensive. We will keep in communication with the Golf Course throughout this process.

#### **Director's Report: Jim Roberto**

1. Golf committee coordination news. Steve Norris and Jim Roberto have been speaking extensively with Brad Davis, manager of the Golf Course.
2. The invasive and exotic plants were removed, which were a considerable expense for the Golf Course.
3. The Golf Course numbers are well ahead of last year in regards to play. This is the 2<sup>nd</sup> year that there were over 4,000 rounds played.
4. October, 2013 will be a decision month for the Golf Course. We will be in contact with them through this process. They will be looking for another buyer, or the Bank may continue to take it over.
5. Discussed with Brad that they are only 90 active memberships in our community. I feel this is very low. We need to have more residents take part in our Golf Course. Let's all try to increase this membership.
6. (I have discussed with Brad Davis that there are some resident maintenance issues that will need a solution). We will be making a list of issues in the community and will work with the golf course to get them resolved, perhaps on a phased in basis.

#### **Director's Report: Bill Barnes**

1. Bill Barnes is sending the Board a legislative list of Florida Association of HOA across the state. It will be a weekly update. We have the ability to contact them to have our own input about some of the legislation that is being proposed and passed.
2. Status # 87 gives greater empowerment to the HOA to get their maintenance and dues money from foreclosure properties.
- 4 Bill will keep the Board advised.
- 5 Drexel Turner: Managers of condo association properties have to be licensed, which means that not just anyone can come in and manage a HOA.

#### **Committee Reports**

##### **Architectural Control- Steve Norris**

1. Steve Norris has taken over the Architectural Control Committee on an interim basis.
2. June 1<sup>st</sup> is the beginning of hurricane season. The state recommends as a minimum three (3) days of supplies such as water, food, and medication be kept on hand. Also, remember you will need three (3) days of food for a pet.
3. There were 16 application for changes approved during February, March and April of 2013.
4. They included the following:

1. 7744 Eagles Flight Lane. repaint house, remove and replace existing windows, replace gutters and soffits, remove cedar siding and replace with stucco. Approved
2. 7683 Eaglet Ct. Repaint house. Approved
3. 14521 Bald Eagle Dr. Replace fence in rear of lot. Approved
4. 14546 Majestic Eagle Ct. Doing interior remodeling and will have a dumpster in driveway for 4-6 weeks. Approved.
5. 7791 Eagles Flight Lane. Install new landscape front yard and replace fence in the rear. Approved.
6. 14353 Soaring Eagle Ct . Remove large oak tree and replace. Approved
7. 7080 Twin Eagle Lane . Replace French doors in rear with sliders. Approved.
8. 14881 Bald Eagle. Install an addition to the rear slab and install a new screen room. Approved.
9. 7231 Twin Eagle Lane. Repaint house. Approved
10. 7656 Eaglet Ct. Add on to the rear slab, resurface the pool and slab and erect a new screen enclosure. Approved
11. 14580 Eagle Ridge Dr. Widen off set parking space. Approved
12. 14589 Aries Way Dr. Screen in front entry to house. Approved
13. 7340 Twin Eagle Lane . Repaint house. Approved
14. 14551 Aeries Way Dr . Replace awnings and paint front door. Approved
15. 14540 Bald Eagle Dr . Resurface drive and walkway with pavers. Approved
16. 7930 Twin Eagle Lane . Resurface drive with pavers. Approved

### **Block Captains-Connie Hope**

1. Directories were given to all Block Captains on March 26, 2013 to be delivered. Thank you to all the Block Captains for their hard work.
2. If you didn't get a directory, please call your Block Captain. If you don't know who your Block Captain is, please call Connie Hope at 239-225-6609.
3. If you are not getting your newspaper, *The Eye of the Eagle*, please call Larry Fredette.
4. The Farmers Market on May 4, 2013 was canceled and I was not informed. Sorry for the inconvenience.
5. If you notice an error in the directory, please email Connie Hope at [conniehope@comcast.net](mailto:conniehope@comcast.net) and let me know.
6. The advertisers in the directory allowed the directory to be published free. Thank you for your efforts. Please check out their services and support them when you can.
7. I was able to put about \$200 extra in the account. I would like to use some of that money to purchase mugs for the Block Captains to be given out for volunteer services above and beyond the call of duty.

### **Deed of Restriction- Ed Schuler**

1. Ed Schuler is not here tonight, but has given the President his report.
2. Property inspections were held on Wednesday morning, April 23, 2013. There are four people on the committee that drive around: Ed Schuler, Hewitt McCloskey, Steve Norris and Jim Wray.
3. There were 6 properties noted for DOR violations and 5 for second notices.

### **Maintenance & Beautification – Carolee Swales**

She is not here this evening. There are two sections being worked on. Carolee is doing the Bald Eagle Preserve and Hewitt McCloskey is doing the center island.

### **Security and Safety Committee-Drexel Turner**

Remember that most home break ins are done between the hours of ten AM (10) and three PM(3).

Secure your home and make it safe. You can do this for under \$100. Home Depot, Ace Hardware and

Lowes have safety items for doors, sliding doors and windows. Check them out.

**Social Committee-Cathy Dhimos**

Not sure when the next social gathering will be scheduled. We will keep you abreast of the situation.

**Welcoming Committee: Judy Norris**

1. Want to thank Ed Schuler for keeping me updated with all the new residents in our community. I will be visiting several new residents and will have a welcome article in the newspaper.

**Resident's Comments (limited to three minutes)**

1. **Bill Barnes:** Several things.
  1. To the Deed of Restriction. Aeries Way Drive has the house that has a white pick up in the driveway. They are being fined.
  2. Golf Course Operation Facility—Could we ask them to put the green protection screen back in place. It was supplied by the ERPOA several years ago and was put on the fence and fence doors. It is slowly falling off. Could we ask them to re attach this protective screen? Yes, we will look in to this.
  3. The Utility Treatment Plant property has underbrush and garbage visible from the street. Can we ask them to clean it up. Yes, we will have our landscape maintenance crew address this problem.
  4. Twin Eagle Lane. The street is coming apart in several sections. Around the block of 7600. These are County roads. The side roads were repaired several years ago, but the main roads in the community were not. Can we contact the County and see if we can get them repaired? Yes, we will look into that matter and contact the county.
2. **Jan Ganter:** Who maintains the road by the guard rail on Eagle Ridge Drive; there are very high weeds along the road.? Hewitt McCloskey: The County should be overseeing the removal of the weeds and the repair of the guard rail. The property should be maintained by Audubon Apartments , but it is not. Our lawn maintenance crew has cut it in the past. I will see if we can get it trimmed again.
3. **Jim Wray:** Congratulation to the people who worked on the Deed of Restrictions. You have done a great job.
4. **Dennis Brown:** Is each item to be voted for the Deed of Restrictions? Yes, each item will be voted on.
5. **Don Kelly:** I wanted to let everyone know that the fire alarms on Building # 1 in the Fairways were set off several days ago at 12:00 midnight. We were able to get the key to the alarm box to turn it off. Someone had tripped the alarm. The Fire Department feels that it was vandalism and is looking into the matter.

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

1. **First Motion: Bill Barnes**
2. **Second Motion: Jim Roberto**

All voted in favor for adjournment. The meeting was adjourned at 8:05 PM