

## Minutes for the Eagle Ridge Property Owners Association Meeting for September 9, 2013

Meeting was called to order at 7:00 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>      </u>	<u>  x  </u>
Drexel Turner	<u>      </u>	<u>  x  </u>
Bill Barnes	<u>      </u>	<u>  x  </u>
Jim Roberto	<u>  x  </u>	<u>      </u>

A quorum was NOT reached. Since a quorum of a minimum of three Board of Directors in attendance was not met, this will be an informational meeting only. We are not permitted to vote on any issue or actions that would require a majority of the Board of Directors.

The minutes from the July meeting will be accepted at the October, 2013 Board Meeting.  
There were 18 residents present.

### President's Monthly Report: Hewitt McCloskey

1. Due to insurance issues beyond our control, we have been required to vacate any future meetings at the pool cabana at the Fairways. I assure you it is nothing we have done to provoke this action. Brad Davis has graciously extended his hospitality and allowed us to meet at the club house at least for the time being.
2. The new and improved "Deed of Restrictions" was approved by the property owners within the ninety day period which ended on August 28, 2013 and the cover letter was mailed to all residents with the revised "Deed of Restrictions". Hopefully you have received your revised copy by now. If not, you will have it in the next few days. Please save this copy of the DOR and destroy the old copy or copies. They will only confuse you.
3. We reached a settlement with Dr Mary M. Mouracade at our eight hour mediation meeting on August 22, 2013. In general, the owners have agreed to remove all of their junk and building debris from the property within 120 days if not sooner as clearly defined in the signed agreement by both parties. Each party will pay their own legal fees.
4. Two flower beds of red and white annual Vinca have been installed in the center islands in Eagle Ridge Drive, one at the entrance from Daniels parkway and one in the center island at Aeries Way Drive and Eagle Ridge Drive.

### Vice President's Report: Steve Norris

Steve Norris is on vacation for the month of September.

### Director's Report: Jim Roberto

1. We have been invited to a meeting with the Golf Course and Wells Fargo Bank, who owns the golf course.
2. We need to get behind the golf course and help them out.  
Jay Sheldrake: We have been golfing starting at the back nine (9). It has been really easy to come into the restaurant and eat and I appreciate their effort.  
Kay Turner: Maybe we should consider a \$200 assessment to help the golf course.

Ginny Schuler: Why not use the Golf Course Club House for football games. Get a larger TV and have the Golf Course host a game night with hamburgers, beer and food that would benefit the Golf Course.

**Director's Report: Bill Barnes**

Bill Barnes is on vacation

**Committee Reports**

**Architectural Control-** Steve Norris

Steve will discuss the list of approved property changes when he returns.

**Block Captains-**Connie Hope

1. We need another Block Captain for Eagles Lookout Court. Thank you, Mike Rafferty for your great support and work.
2. In the future you must notify me by email or in writing if you don't want your phone number published in the next Eagle Ridge Directory. The Florida Legislature has flip-flopped on this legal requirement.

**Deed of Restriction-** Ed Schuler

Ed Schuler provided a detailed Summary of the results of the balloting as of August 28, 2013 to the revised Eagle Ridge Property Owners Association "Deed of Restrictions".

1. In May 24, 2013, letters went out to all 402 single family home owners asking them to approve the proposed amendments to the original Deed of Restrictions.
2. In total, 222 residents responded in the allotted 90 day period. Of those, 138 (63%) approved all proposed amendments without exception.
3. The remaining 84 responders voted for all proposed amendments with the exception of one or more items that they specified on the ballot.
4. Last week, letters were sent to all homeowners outlining the amendment results; also included were copies of the newly revised Deed of Restrictions.
5. A downloadable file copy was placed on our [www.EagleRidge33912.com](http://www.EagleRidge33912.com) Website.

**Golf Liaison Committee: Jim Roberto**

1. Discussed supporting the Golf Course. More memberships, more use of Club House.

**Legal: Jim Roberto**

Eagle Ridge Condo Association is having a drainage pipe problem which needs repair. They have cited the Master Association as being responsible. We have contacted our attorney in response to a certified letter from their attorney. Our position representing the ERPO is that we have no responsibility regarding their drainage problem and have stated so in our response letter issued by our attorney .

**Landscape & Beautification – Carolee Swales**

1. There was a landscape installation of two annual flower beds, one at Daniels Parkway and Eagle Ridge Drive and the second at Aeries Way Drive and Eagle Ridge Drive.

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

No report

#### **Welcoming/Social-Cathy Dhimos**

The next social gathering at the Eagle Ridge Club House will be on Saturday, December 14, 2013.

#### **Welcoming Committee: Judy Norris**

Judy is on vacation with Steve Norris for the month of September.

#### **Eye of the Eagle Editor: Ginny Schuler**

If you have anything new for the *Eye of the Eagle*, please submit it immediately for publication in this month's issue.

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

A letter was sent to many residents by Tom Mouracade, writing on behalf of his wife who is the property owner, claiming the Board of Directors was singling him out.

At present the Mouracades have refused to cooperate with the Board by storing a large amount of lumber, wood pallets, building materials, tools, wheelbarrows, concrete mixer and other items of debris as shown in a series of photographs covering a period of three years. They continue to fail to maintain their property in a manner that is required by the Association. There is also trash placed on the Golf Course property.

Starting in October, 2010 the Deed of Restriction Committee sent three First Class letters. These were followed with three registered letters requesting removal of building debris, etc. All requests were ignored. The Eagle Ridge Golf Course also requested removal of trash and debris in writing with no response. Neighbors, as well as golfers, have written and complained about the property. Unfortunately, we finally needed to get our attorneys involved since the owners were completely unresponsive to our many written requests.

Mr. Tom Mouracade spoke at the meeting and tried to defend his position as to why his property looks like it does.

Jay Sheldrake, Jim Shaneer, Jan Ganter, Peggy Watts, Mark Cooper, Pat Schoo, Ed Schuler, Don Alan and many other residents supported the Board of Directors' request to clean up the property and to stop wasting the Board's time and money. They made it clear that all the unsightly items should be cleaned up and removed from the property. The general sentiment of those in attendance was "If the Mouracades cannot be good neighbors, they should consider leaving this community."

**The meeting was adjourned at 8:10PM**