

Eagle Ridge Property Owners' Association

Minutes for ERPOA Board of Directors Meeting on Thursday, October 5, 2017

24 people attended the meeting

Welcome to all Eagle Ridge Property Owners to the Board of Directors Meeting
A special welcome to those attending for the first time or those who have not attended for a long time.

Roll call to verify we have a quorum of Board Members to constitute an official Board Meeting:

1. John Spiegel, President	Present: <u> X </u>	Absent: <u> </u>
2. Richard Herman Vice President	Present: <u> X </u>	Absent: <u> </u>
3. Peter Van Leeuwen, Sec./Treasurer	Present: <u> X </u>	Absent: <u> </u>
4. Hewitt McCloskey, Director	Present: <u> X </u>	Absent: <u> </u>
5. Christine Leslie, Director	Present: <u> X </u>	Absent: <u> </u>

Request a motion from the Board to approve the minutes of May 1, 2017:

1. First Motion to Approve: Minutes of May 1, 2017 Rick Herman
2. Second Motion to Approve: Minutes of May 1, 2017 Hewitt McCloskey
3. All in favor—motion passed

Treasurer's Report: Peter Van Leeuwen

Overview of May through September, 2017 receivables, expenses and balances.
Balances in the accounts as of September 30:

Checking - \$ 183,640.79

Reserves - \$ 59,320.92

Savings - \$ 2,655.69

Overview of assessment collections and late fees for May through August, 2017

2017 Assessment has been paid in full except for one property that is in bankruptcy.

Fees from January 1 to October 5, 2017 totals are: Transfer Fees \$2,000, Estoppel fees total \$5,400, late fees total \$1,075.

President's Report: John Spiegel

1. Update on condo litigation: Good news for ERPOA. The court granted our motion for summary judgment. The condos were told they had no case and were 23 years late in filing the lawsuit. The condos, however, have filed a notice of appeal, so the case remains pending. Stay tuned.

2. Update on FPL new underground service work:
When FL Power and Light starting working on this project a few years ago they never disclosed that these were to be any surface structures. I have had discussion with FPL. FPL will be relocating the large transformer boxes.
3. The 2018 budget will look a lot like the 2017 budget. We will present the preliminary 2018 budget at the November board meeting.
4. Irma debris: We have contacted Lee County, FEMA and their contractor Crowdergulf, who was invited to attend the board meeting to provide an update and date when ER cleanup would begin. Connie Hope prepared and handed out a list of names and contact information of many of the governmental agencies involved in the debris collection. Call them and re-call them to request Eagle Ridge get cleaned up ASAP.
5. We need a volunteer to take over the supervision of the distribution of the community newspaper *Eye of the Eagle*. Peggy Watts has done this for years but will no longer. Please contact Peggy if you can volunteer. If we are unable to find someone to do this, we will likely no longer have the newspaper. The next delivery will be October 30. We need the new person before that.

Vice President's Report: Richard Herman

1. Bike path update:
I attended the Lee County BPAC meetings in May, June & August. The July and September meetings were cancelled. We are still on the list, but in a holding pattern.
2. Report on action taken during flood:
Chris and I monitored the waters in the rain of August 25 and the next few days. 9 spots were under water. We cleared pipes several times.
During Irma the flooding was worse.
3. Waste Pro will be picking up some branches and trees in the community. They started on Eagle Ridge Drive last week and worked until they were full. The next week they will start where they left off. You can take your Irma debris to the Buckingham facility and pay \$25 per ton or you can ask your landscape company to take the waste to this facility.

Directors Report: Hewitt McCloskey

Hurricane Irma clean up:

I have directed our landscape company to clean up and remove all fallen trees and branches in the islands along Eagle Ridge Drive. Also he will be clearing and removing branches and fallen trees along Aeries Way Drive across from the Eagle Ridge Condos. Then he will work on all the remainder of the lanes and circles that are common areas. It is estimated that it will be an additional charge of \$1,500.for the cleanup

Directors Report: Christine Leslie

Drainage Committee:

1. Spoke to SFWM who said we had a 100 year event. The water systems were not

designed to hold that much water in a short span of time. However, most areas receded within 48-72 hours.

2. Spoke to the County who suggested the lakes should be dredged and the pipes from the golf course be cleaned.
3. Spoke to Bill Januska with the golf course, he indicated that they are going to take a proposal back to the managing partners of the golf course to expand the water capacity of the golf course.
4. When the Gulf Course opens we will again work with them on improving this situation.

Committee Reports:

Arbitration and Fining Board: Steve Norris

John Spiegel: I want to thank Steve Norris for volunteering to Chair the Arbitration and Fining Board.

Architectural Control Committee: Bill Simmons

1. We are busy looking at roofs and pool enclosures.
2. We have 3 items pending and 2 awaiting approval.

Deed of Restrictions Committee: Don Peters

Due to the combined effects of the flood in August and Hurricane Irma, no violations are recommended for fines at this time, however, continuing violations will be recommended for fines at our next meeting. There will be 2 or 3 homes which will have substantial fines.

Golf Liaison Committee: Steve Norris

The golf club is closed at present. They are taking down and clearing about 600 trees. They are hoping to reopen November 1st. The grounds are just too wet to play.

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

Landscape and Beautification Committee: Hewitt McCloskey

I have prepared and issued a list of maintenance upgrades that should be done. We have delayed action on them until the storm clean-up is completed.

Security and Safety Committee: Connie Hope

1. In September we had two stolen vehicles reported on Twin Eagle Lane. I have asked the Sheriff's office to have patrol cars come into the community in the evening and later hours.

2. Please make sure that your cars are locked and there is nothing visible in the car such as a wallet, computer, camera or items that would cause someone to break into the car. Again, the Sheriff's motto is 'Lock Them or Loose Them'. Please keep your eyes open and help us protect those in our community.
3. I have a new liaison in the Sheriff's office that I have just met and will be in contact with each week.

Social Committee: Sherri Holly

1. Do we want to plan a Holiday Party this year?
2. John Spiegel: Yes, I think that would be a good ideas. Let's look at a date for the event. Maybe the first Saturday in December would work.

Welcoming Committee: Arlene Cabai Schuetz

Residents' comments:

1. Derrick Booster, Jan Ganter and Peggy Watts discussed accumulation and disposal of Irma debris.
2. Luther Ward and Cathy Dhimos discussed the interruption of electric power service during Irma. Cathy Dhimos pointed out that Majestic Eagle was the last street to have power restored.
3. Ed Neumeister: Discussed the accumulation of Irma debris in the center island on Majestic Eagle.
4. Pat Schoo: Discussed water drainage during the flood.
5. Peggy Watts: Discussed the lack of activity on the new underground power service line installation. John Spiegel will contact FPL.
6. Ken Baribean, Rick Herman and Chris Leslie further discussed water drainage and having the county work on swales.

Request a Motion to adjourn the meeting:

1. First Motion for adjournment: Peter Van Leeuwen
2. Second Motion for Adjournment: Hewitt McCloskey
3. Motion passed
4. Meeting Adjourned at: 8:10 PM