

Minutes for the Eagle Ridge Property Owners Association Meeting for September 10, 2012

Meeting was called to order at 7:00pm by Hewitt McCloskey . Board members present were:

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr., President	—X—	_____
Steve Norris, Vice President	—X—	_____
Drexel Turner, Secretary/Treasurer	—X—	_____
Frank Taldone, Director	—X—	_____
Jim Roberto, Director	—X—	_____

All Board members were present. There were 16 residents present.
Hewitt McCloskey requested that a motion be made to approve the Minutes for August 6, 2012 Board Meeting.

An addition to August, 2012 meeting minutes was recommended by Drexel Turner
Kay Turner made a comment about why are we landscaping of the islands? Did the Board already approve the motion? No it has not already been approved. With that noted, the Motion to approve the minutes carried.

Motion by: Drexel Turner

Second by: Steve Norris

All approved.

Treasurer's report was provided by Drexel Turner

Current Assets	
Checking/Savings	
Business Checking	\$ 32,182.47
CD 1384 (01/13/2013)	10,033.38
CD 7890	\$ 17,648.44
Fixed Term CD 7985	60,524.22
Total Checking/Savings	\$ 120,388.51
Liabilities & Equity	
Equity	
Opening Balance Equity	\$ 105,898.16
Unrestricted Net Assets	-3,272.36
Net income	17,762.71
Total Equity	\$ 120,388.51
Total Liabilities & Equity	\$ 120,388.51

Drexel Turner's General Comments:

1. I have converted the accounting system to Quickbooks from January, 2012 to August 31, 2012.
2. Over the last three meetings there have been many personal attacks. This does not belong at these meetings. Discussion is welcome, but not personal attacks. Please refrain from continuing this behavior in the future.

President's Monthly Report : Hewitt B. McCloskey, Jr.

1. I am introducing a change in procedure so that residents can comment first concerning agenda items that require a vote by the Board and then at the end of the meeting under residents comments.

2. Update on status of proposed landscaping for Eagle Ridge Drive.
 - a. Request a motion for approval of landscape bid from Rick Paine for landscape improvements of section I and Section II along Eagle Ridge Drive at a cost of \$10,213.00. Steve Norris made a motion to accept the landscape proposal and a general discussion followed.
 - b. History of landscape maintenance along Eagle Ridge Drive. 95 % of the lawn is cut by the eight (8) companies who front along Eagle Ridge Drive.
 - c. Dead and overgrown shrubs were removed in anticipation of being replaced. Cost to revoke was \$985.00.
 - d. Letters to all of the 8 other users have been developed and will be mailed out in the next few days requesting financial contributions to the new landscaping. I already have two pledges. We have maintained these raised islands for at least the past nine (9) years.
 - e. Peggy Cuderman: Three months ago, I thought you paid \$3000.00 to do this? No, we repaired the irrigation on our center two islands between Aeries Way and Eagles Flight for \$2000. The grass is now growing well and there are no dry spots. We also paid \$985 to remove all the dead and overgrown plants in the raised islands along Eagles Ridge Drive. .
 - f. Jan Ganter: Is this request a one time contribution? Yes.
 - g. Cathy Dhimos: is there an incentive in the letter for them to contribute? Yes, to beautify the corridor along Eagle Ridge Drive. It benefits all of us, but we can not force them to contribute.
 - h. Jan Ganter: Will they have a voice in what is planted? No, we will show them the plans that Eagle Ridge developed and propose to implement, but we will maintain design control.

A motion was made to approve the landscaping along Eagle Ridge Drive for \$10,213.00 and the money we get back from the other communities will go back into the general fund.

Drexel Turner seconded the motion

All voted in favor. The Motion passed.

Bart Cuderman: What about the pump and was it working? No it is not working now. Bart will help with the trouble shooting on the pump. Also Steve Norris will help with the pump

3. It was proposed that we terminate any further discussion of the proposed security cameras at main entrance into Eagle Ridge. (Drexel Turner) The issue has been dropped by the Board at this time. A, Drexel Turner : Wants to thank Brenden and Ed Schuler for their help with the security camera research. Brenden: I feel this is the correct discussion at this time. If people want to purchase a sign that states they have an alarm system, Tropic Hardware across from Lee Memorial Hospital has many different signs.
4. Proposed change to the voting requirements in the Eagle Ridge “Deed of Restriction” Deed of Restriction Re-Write Committee Report 9/10/12 presented by Ed Schuler
 - a. We have prepared a mailer to go to all single lot owners which calls for an amendment to reduce the number of votes required to change the DOR from 202 votes to 102 votes.
 - b. It includes:
 1. A single sided mail merged letter, to be included in a #10 Window Envelope
 2. A “Written Consent to Amendment”
 3. A #9 Addressed and Stamped return envelope
 - c. The letter and Written Consent piece were reviewed by Sarah Spector of Becker& Poliakoff and her suggestions incorporated.

- c. We have a quote from FedEx Office to print, mail merge, and send the mailing to the 402 owners. (\$732) \$1.83 ea.
- d. After we get the ballots back we will notify everyone by mail whether the amendment passed or failed. (\$392.) \$.97 ea.

- d. When a sufficient number of the Consent forms have been returned the committee will open and count them and record the results.

Peggy Cuderman: Is this alright with the attorneys? Yes, it was discussed with the attorneys.

We don't have a secret ballot. They are illegal in Florida unless provided for in the "ByLaws".

5. Request Drexel Turner to begin preparing the preliminary budget for 2013 at the October meeting. I have asked Jim Roberto to assist Drexel with this process.
6. I am proposing the establishment of a Legal Committee which is a new committee to be chaired by Jim Roberto.
7. I am meeting with Marie Dessources of the South Florida Water Management District on Thursday afternoon September 13, 2012 at 2:00 PM to review the status of the maintenance to the preserve at Bald Eagle Drive. The ERPOA maintains and pays for this maintenance.
Kay Turner: What is Marie's authority? She is a Field Agent for the SF Water Management District. I will get you her full title.
Bart Cuderman: She has to do with the Preserves , not private land.

Vice President: Steve Norris

1. I want to thank Ed Schuler for working on the "Deed of Restriction Re-Write Proposal".
2. The buses are back in Eagle Ridge, because of the children.
3. Our place really looks good! We have had a very good response to the Deed of Restriction notices.

Director's Report: Jim Roberto

I want to thank Drexel Turner for bringing up the personal attacks. They should stop.

Director's Report: Frank Taldone

There have been several residents who have complained about the noise from the new pumping station being worked on by the Golf Course. This work should be completed in the next three weeks.

Committee Reports

Architectural Control- Linda Brown (Absent) Ron Campbell presenting
Two (2) pending issued

1. 14551 Eagle Ridge Drive –adding crepe myrtle in side yard. Approved.
2. 7910 Twin Eagle Add addition on rear of house. Approved.

Block Captains-Connie Hope

1. Status of obtaining permission slips. We have 290 permission slips returned. We have 10 to 12 duplications. If you haven't returned your permission slip to Connie Hope, please send it or bring it and put it on her front porch under the rock. We want to publish the directory and can not until we have more permission slips.
2. New list for the block captains: Jorge Mendieta has supplied Connie with a new list of residents for the Block Captains. About 85% of them have been emailed to the Block Captains. The remaining will be done by Thursday.

Deed of Restriction- Ed Schuler Tour was on August 2, 2012.

The tour was after tropical storm Isaac, No Roofs or Driveways were cited for staining. We will, however, begin citing them in late October

- a. Six (6) homes were cited, 2 third notices and 2 second notices, we will be sending a fining letter to one of the 3rd notice, The second corrected the problem a few days later.
- b. Most owners have been very cooperative; a few try to ignore the notices.

Golf Liaison Committee: Jim Roberto

Kay Turner has agreed to be on the committee. The Golf Course has had a very good year.

The ERPOA needs to stay in the loop about the Golf Course. We want to re-establish a connection.

Connie Hope: The ERPOA had a social at the Golf Course. The Golf Course does not charge us for the room rental. Let's support our Golf Course as much as we can. They have a great lunch room: soups and great sandwiches. Why not go there with a friend for lunch. If you need Holiday gifts, check out the golf store. And of course, play golf when ever you can. Please support our Golf Course.

Maintenance & Beautification – Carolee Swales

We have planned the two front islands with draught resistant plants. We were not sure that the pump would be working all the time, but the proposed plant species are “Florida Friendly”.

Security and Safety Committee-Drexel Turner There is nothing new to add

Social Committee:-Cathy Dhimos

A big thank you to Cathy Dhimos for putting together another splendid gathering on Friday evening, August 24, 2012.

Welcoming Committee: Jeanette Chelius

Cathy Dhimos has resigned after serving for six (6) years as chairperson of the Welcoming Committee. Thank you again for your service to Eagle Ridge. I am glad to welcome Jeanette Chelius as the new Welcoming Committee Chairperson who looks forward to serving our Community.

Legal Committee- Jim Roberto

We will be working on the revisions to the “By-Laws” and “Deed of Restrictions”..

Resident’s Comments (limited to three minutes)

1. Jim Wray: The police have been very present in our community this last month. That is a good thing.
2. Pat Schoo: A suggestion: When the contractor for the trimming of the palms is working on ERPOA palms why not have him give other residents a discounted price. This might entice more residents to trim their palms.
3. Larry Fredette He has been away and when he returned noticed that there are many mail boxes are missing their doors. A letter should be written to let the residents to inform them that they need to tighten the two screws on the door of the mailboxes. Maybe a note in the Eye of the Eagle would be beneficial.
4. Cathy Dhimos: There should be an article in the next newsletter to tell people that if your roof and driveway is not cleaned, you will be cited.

5. Kay Turner: Suggestion. Since we are putting new landscaping in the first two center islands, why not put a new sign that is more attractive. Maybe a stone base to make it look similar to the signs we have at the entrance to the community. There might be a problem with the County about a new sign which will need to be resolved before we proceed with a new and more expensive entrance sign.

Request a motion for Adjournment:

1. First Motion: Steve Norris

2. Second Motion: Jim Roberto

All voted in favor for adjournment.

The meeting was adjourned at 8:40 PM