

Eagle Ridge Property Owners' Association

Minutes for ERPOA Board of Directors Meeting for February 4, 2019

These minutes will not be approved until the next Board Meeting.

Welcome to all Eagle Ridge Property Owners to the Board of Directors Meeting. This will confirm that the Notice for this meeting was posted more than 48 hours prior to the meeting.

Meeting was called to order at 7:00 PM by John Spiegel, President. Board members present were:

	<u>Present</u>	<u>Absent</u>
1. John Spiegel, President,	<u> X </u>	<u> </u>
2. Christine Leslie, Vice President	<u> X </u>	<u> </u>
3. Peggy Jermyn, Secretary/Treasurer	<u> X </u>	<u> </u>
4. Hewitt B. McCloskey, Jr., Director	<u> X </u>	<u> </u>

A quorum was reached. There were 18 residents present.

Request was made to approve the Minutes for the December 3, 2018 Board Meeting.

1. First Motion to approve the minutes of December 3, 2018: Hewitt McCloskey
2. Second Motion to approve the minutes of December 3, 2018: Christine Leslie
3. All voted in favor. The motion was carried.

Treasurer's Monthly Report: Peggy Jermyn

Overview of receivables, expenses and balances.
Balances in the accounts as of (month and year) :

Checking - \$ 304,452.15

Reserves - \$ 107,974.37

2019 Annual Assessments

Hi-Def printing mailed out the 2019 annual assessment packets on or about December 15, 2019. We had an issue with the US Postal Service as about 10 were returned with bad addresses even though the addresses match what is on record with Lee County. I handled these as they came in by contacting the owners and either re-mailing or hand delivering. In addition, the USPS returned about 25 payments that were mailed in the enclosed pre-printed envelopes indicating insufficient address. The Board and Connie addressed these issues as we were made aware of the problem.

The following assessments remain unpaid as of 2/3/2019:

1. 20 Condo units
2. 55 Single family homes

Unless arrangements are made, payments not received by this Saturday (2/9/19) will have a late fee of \$25.00 added to the outstanding balance and a Second Notice will be sent. I make a motion to approve the addition of the \$25.00 late fee.

1. First Motion to approve the \$25.00 late fee: John Spiegel
2. Section Motion to approve the \$25.00 late fee: Hewitt McCloskey

3. All voted in favor. The motion was carried.

President's Monthly Report: John Spiegel

Condos v. ERPOA litigation: The appeal taken by the three condominium associations remains pending before the Second District Court of Appeal. Oral argument took place as scheduled on December 19, 2018 in Tampa. We await a decision. No idea when the decision will come.

Update on FPL new underground service work. The two boxes on Twin Eagle will be relocated further back off the road. Hewitt and I will be meeting with them on Wednesday noon. Until these boxes are completed the system can not be used.

Reminder” The annual Meeting will on March 4 at 7:00 at the Unitarian Universalist Church of Fort Myers, at 13411 Shire Lane, Fort Myers.

Mailbox Update; The mailboxes in the community were installed about 15 years ago. Then the company that manufactured them went out of business. They have now reopened. We have purchased some new mailbox doors and will purchase 4 new mailboxes.

If your mailbox needs to be painted or cleaned call Dennis Shelley at 239-887-1042

Vice President's Report: Christine Leslie

Drainage Committee Update:

Lee County was contacted and promptly responded to treat the Aeries Way pond for “lettuce” which had collected over almost the entire surface of the pond. The lettuce is now nearly all gone. We are in discussion with the County regarding what appear to be slow water drainage along Twin Eagle and Bald Eagle, however the county has been diligent about monitoring the water levels. The water levels remain too high for the county to be able to vactor a number of catch basins, hopefully the levels will drop before the next rainy season starts.

Director's Report: Hewitt McCloskey, Jr.

No current landscape projects, however there are ongoing landscape maintenance items, including tree and shrub replacement. It has been about 8 years since we last bid this work. I am currently working on preparing new landscape maintenance specifications for Eagle Ridge.

Committee Reports

Arbitration Board Committee: Steve Norris

No activity since the April 7, 2018 meeting previously reported.

Architectural Control Committee : Rick Jermyn

Six applications, four for exterior house painting and two for miscellaneous items, all were approved.

Deed of Restriction Committee: Kathy Furlong

The Deed of Restriction Committee did their drive around on January 21 and on January 26 letters went out to residents. There were 26 notices of property maintenance discrepancies.

The Deed of Restrictions committee recommends fines for the following properties:

1. 14680 Eagles Lookout. Non-conforming mailbox. Homeowner notified in writing on December 3, 2018, given deadline of December 12, 2018 to correct the mailbox. No response. A fine of \$1,500.00 (at least 30 days @ \$50.00 per day) is recommended. Additional fines will be recommended if an approved mailbox is not installed.

First motion to impose the recommended fine for \$1,500.00: John Spiegel

Second motion to impose the recommended fine for \$1,500.00: Hewitt McCloskey

All voted in favor of fine. The motion carried and the fine will be imposed.

2. 14649 Aeries Way Drive. Multiple violations ongoing for months. Deadline to correct the violations was December 12, 2018. No response. Fines recommended as follows: Driveway \$1,500.00 (\$50.00 per day for at least 30 days); Failure to maintain backyard \$900.00 (\$30.00 per day for at least 30 days); Trash cans \$750.00 (\$25.00 per day for at least 30 days).

First motion to impose the recommended fine of \$1,500.00 for driveway, \$900.00 for failure to maintain backyard, and \$750.00 for trash cans: John Spiegel

Second motion to impose the recommended fine for \$1,500.00 for driveway, \$900.00 for failure to maintain backyard, and \$750.00 for trash cans: Hewitt McCloskey.

All voted in favor of fines. Motion carried and fines will be imposed.

3. 14640 Double Eagle Court. Driveway needs to be resurfaced. No response. Deadline to correct the problem was November 30, 2018. Fine recommended: \$1,500.00 (\$50.00 per day for at least 30 days. Additional fine to be imposed if driveway not corrected.

First motion to impose recommended fine for driveway resurfacing: John Spiegel

Second motion to impose recommended fine for driveway resurfacing: Hewitt McCloskey

All voted in favor of the fine. Motion carried and fine will be imposed.

4. 7801 Twin Eagle. Driveway needs cleaning. No response. Deadline to correct the problem was December 1, 2018. Fine recommended: \$1,500.00 (\$50.00 per day for at least 30 days).

Problem was satisfied and corrected.

The homeowners subject to fines will be sent certified letters informing them of the date, time and location of the required meeting of the Arbitration Board (fining committee), which will either sustain or overrule the recommended fines.

A number of mailboxes in Eagle Ridge need to be cleaned and painted. Please contact Dennis Shelley, he will paint your mailbox and lamp post for a nominal fee.

Golf Liaison Committee: Steve Norris (absent)

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

Security and Safety Committee-Connie Hope

I have checked the Sheriff's Office reports and there aren't any disturbance or problems listed for our community. I'm hoping it has been a quiet month of January. If you hear something, let me know. I have seen the Sheriff's cars parked and coming in and out of the community. They drive around and check speeds and make sure things are quiet. Again, I say, if you see something that

you feel is not safe, call the non-emergency phone number 239-477-1000. If you feel it is dangerous, call 911. You all are the eyes and ears of our community. Each one of you can see things at different times and at different locations. Call the Sheriff's office and let them know.

Membership Directory for Eagle Ridge Community: Connie Hope

The Eagle Ridge membership directory should be finished and ready for delivery around the first week in March. The cut-off date for accepting changes for the directory is February 4, 2019.

I will be asking the volunteers who are delivering the Eye of the Eagle to help deliver the directories. Each household will receive two directories.

Please support the advertisers in the directory. Without their support we would not be able to publish such a helpful item. Thank you.

Social Committee –Sherri Holly

Thank you, Sherry, for all your work putting together our 2018 holiday party. It was well attended.

Welcoming Committee: Arlene Cabai Schuetz

Thank you, Arlene, for all your work on the Welcoming Committee.

Resident's Comments (limited to three minutes) Please give your full name.

- 1. Nancy Gambiani:** I pick up garbage in Eagle Ridge Dr. and American Colony when I walk. It is getting very bad. Please don't throw your garbage in the roadway or open spaces. Make sure your kids don't throw their beer cans out the window.
- 2. Don Allen:** The Infinity lines were about ready to fail. They had been replaced.
Christine Leslie: I have gotten the man's card with phone number if there is any problem
- 3. Luther Ward:** Does the fining meeting have to be posted?
John Spiegel: No, the fining meeting does not have to be posted.
- 4. C. Alan Scull:** The 2018 budget totals \$43,998 in reserve and the current budget's 6 items total \$29,000. There is a discrepancy in the budget. Will this be corrected?
Peggy Jermyn: John Spiegel and I will work on this. I didn't not understand that this had to go into the budget. It will be corrected.
- 5. Larry Cushing:** Do we do audit reviews of the books? I would like to submit a letter asking for the latest audit results.
John Spiegel: It was reviewed about a year ago.
- 6. Bill Beckerink:** I am confused. We didn't get a copy of the reserves in the assessment package that was sent out.
Peggy Jermyn: I did not know that it had to go in the assessment package.
John Spiegel: It will be looked at and we will make every effort to send out the corrected budget.
- 7. Herb Heller:** I am from the Pines. So, you will send a corrected budget out.
John Spiegel: We will correct the number and issue a corrected budget.

8. **Paul Braid:** I am the new owner of the property where the transformers are located. I moved there November 15, 2018. The transformers are on my property and I did not approve it.
John Spiegel: It is a Florida Power and Light project. You will need to speak to them. I have Mr. Reese's phone number if you would like it.
Paul Braid: I have his number.

A request for a motion for Adjournment:

1. First Motion for Adjournment: Christine Leslie
2. Second Motion for Adjournment: Hewitt McCloskey
3. All voted in favor for adjournment. Motion carried.
4. The meeting was adjourned at 7:43PM