

Minutes for the Eagle Ridge Property Owners Association Meeting for August 3, 2015

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

	<u>Present</u>	<u>Absent</u>
Hewitt B. McCloskey, Jr., President	<u> X </u>	<u> </u>
Steve Norris, Vice President	<u> X </u>	<u> </u>
Peter Van Leeuwen, Secretary/Treasurer	<u> X </u>	<u> </u>
Bill Barnes, Director	<u> </u>	<u> X </u>
Ed Schuler, Director	<u> X </u>	<u> </u>

A quorum was reached. There were 7 residents present.

Hewitt McCloskey requested that a motion be made to approve the Minutes for July 6, 2015 Board Meeting.

First Motion to approve the minutes of July 6, 2015 by Steve Norris

Second Motion to approve the minutes of July 6, 2015 by Ed Schuler

All approved. Motion passed.

Treasurer's Report: Peter Van Leeuwen Monthly summary of Accounts for July, 2015

Current end of month balances to July 31, 2015	
ERPOA Bank of American Accounts Balance	
Business Savings 7890	2,654.57
Business Checking 1247	37,756.02
Business Checking Reserve 3976	27,290.00
48 month CD 7985 (09/19/2015)	62,222.45
Total as of July 31, 2015	\$ 129,923.04

98% of Assessments have been collected. There are 4 overdue homes and 3 overdue condos.

President's Monthly Report : Hewitt McCloskey

1. Update on bids for drainage repair and replacement at Eagle Ridge Condominiums. (Steve Norris will give more details.)
2. We are still waiting for a written agreement from the attorney who is representing the three condominium communities. It came in this morning, but have not read it yet. (Steve Norris will give more details on this topic)
3. Mouracade Resident update: The Mouracade's have been officially notified by certified mail and first class mail on July 8, 2015 of the recommendation by the ERPOA Arbitration Committee, which was adopted by the Board of Directors at the July 6, 2015 Board meeting to fine them for multiple property violations to the "Deed of Restrictions". They will be required to pay the \$5,000 fine. If they do not reply in 30 days, we will turn the matter over to our attorneys for processing.

Vice President's Report: Steve Norris

1. Our Engineer sent out for bids on the drainage repair at the condominiums. The bids were based on the new pipe lining process that didn't require digging up the area and replacing the piping, but rather lining it. We received a total of 4 bids (3 from out of state and one in state). The lowest price

is about twice what our engineer estimated it would be. Instead of \$35,000.00, the lowest bid was \$66,000.00. We will meet with our engineer soon to discuss alternatives.

Hewitt McCloskey: We are going to get bids doing the job the old fashioned way—digging the pipes up and replacing them. We should have several bids by the next meeting.

2. Considering the negotiations with the condominium agreement, there were 4-5 things that were not as we had discussed. It was sent back to the condominiums' attorney and he will correct the 4 or 5 items and re-send them to me. The documents will then be forwarded to Becker & Poliakoff for review.

Director's Report: Bill Barnes (Absent) given by Hewitt McCloskey

1. The status of mail box painting and repairs is running smoothly. Please contact Bill Barnes if you need a repair. It is better to call immediately so the spring doesn't wear down.
2. Mouracade rear yard litigation is before the Florida Appellate Court and they have the briefs from each party. We are hoping to hear the outcome in the next month or two. We are filing for reimbursement of our legal expenses and fines.
3. Nothing further of any significance has been passed by the Florida Legislature in July, 2015 that impacts HOA's.

Director's Report: Ed Schuler

1. No report

Committee Reports

Arbitration Board Committee: John Spiegel

No action since last meeting

Architectural Control Committee: Steve Norris

There have two new requests for painting and both have been approved.

Block Captains Committee: Connie Hope

1. There is not a lot going on for the Block Captains. The ERPOA directory has been delivered a while ago. If you have not received your copy, please contact your Block Captain.
2. I am still looking for help to replace retired Block Captains at the following locations:
Eagles Flight Lane : both 7537 to 7633 and 7584 to 7616
Twin Eagle Lane: 7519-7639
Aeries Way Drive: 14516 to 14560

Deed of Restriction Committee: Thom Price

This month's inspection was on July 21, 2015
4 properties cited last month were in progress of correction
6 new issues were sited
1 house received a second notice
1 house received a final notice –the changes are being fixed
1 house for sale will be escrowing money for the problems

Landscape Beautification Committee – Carolee Swales (Absent)

1. Two Cabbage Palms, 12 to 14 feet high were installed on July 20, 2015 as replacement palms along Eagle Ridge Drive. One palm was diseased and the other was vandalized (hit by a truck). The total cost to purchase and install the two replacement palms was \$500.00.
2. A section of evergreen shrubs that surrounded the bulletin board in the center island of Eagle Ridge Drive was destroyed by vandals and replaced on July 23, 2015.

Legal Committee: Bill Barnes (Absent)

Security and Safety Committee-Connie Hope

1. We have had two incidents in our community in the past month. We have put an alert out on our email. Remember you are our eyes in the community. Did you see anything?
2. Someone vandalized and destroyed a row of shrubs that surrounds the sign bulletin board at the entrance to Eagle Ridge. We have already purchased and replaced them at our expense. If anyone saw something, please let me know.
3. The fourteenth green of the golf course was also vandalized several weeks ago. Someone used a fire extinguisher and sprayed the grass on the green. The grass was destroyed and had to be replaced as well as the soil underneath. Did anyone see someone doing this?

Welcoming Committee: Judy Norris (Absent)

Steve Norris reported that Judy contacted six new residents and will be interviewing three of them for the newspaper for the next few months. Welcome to Eagle Ridge.

Resident's Comments (limited to three minutes)

1. Don Allen: Why don't we revisit the use of cameras to photograph cars and people coming in and out. You can also buy fake cameras and put them up. Maybe we can catch these vandals.
Hewitt McCloskey: We may revisit the camera idea. I don't like all the damage in the community. Someone vandalized shrubs on Bald Eagle in the preserve area. We have had to replace them. And the sign on the entrance at Daniels and Eagle Ridge Drive was knocked down several months ago.
2. Dave Hamilton: The budget seems to be shot for the year. What can be done to control it?
Peter Van Leeuwen: We have negotiated one legal fee down and are working on another. We may have to use some of our CD for the drainage expenses. All other expenses are on track for the year. We will start working on the 2016 Budget in the next month.
3. Paul Hirsch: Budgets are usually for a 12 month period so we take 1/12 each month. That doesn't always work out on paper because you may have more the first 6 months and less the next 6 months. It usually balances out by the end of the year.
4. Don Allen: Did you know that Fiddlesticks pays \$13,000 a year in dues while we pay only \$285 a year and look at the beautiful community we have. Let's revisit the cameras.
5. The next meeting will be October 5, 2015. We will start working on the upcoming Budget over the next few months.

6. John Spiegel: Normally legal fees after the final judgment should be minimal. But you can't always anticipate what will happen with legal fees when an appeal is filed.
7. Kathy Furlong has volunteered to act as Block Captain for both Eagles Flight residents until someone else can be found. Thank you, Kathy.
8. In the next few months we will be seeking people to run for the Board for 2016.
I, Steve Norris, will not be running this coming year. I have lived in the community 5 years and been on the Board for 4 years.
Hewitt McCloskey: I will also not be running for the Board in 2016. I will have completed six years as a member of the Board, five as President and one as Vice President. Please contact a member on the Board if you would like to discuss the possibility of running for The Board of ERPOA.
9. Steve Norris attended a meeting of HOA several months ago. There were 24 HOA represented. Ours was the only one who was not run by a Management Company. A Management Company is a possibility for the upcoming years.

A request for a motion for Adjournment:

1. First Motion for Adjournment: Ed Schuler
2. Second Motion for Adjournment: Steve Norris
All voted in favor for adjournment.

The meeting was adjourned at 7:50 PM