

## Minutes for the Eagle Ridge Property Owners Association Meeting for April 2, 2012

The ERPOA meeting was called to order by Hewitt B. McCloskey, Jr., President. Board members present were: Steve Norris, Drexel Turner, Frank Taldone, and Peggy Cuderman. A quorum was reached. There were 15 residents present. Meeting started at 7:02 PM.

Hewitt McCloskey requested a motion be made to approve the Minutes for March 5, 2012 meeting. Steve Norris made the motion and Frank Taldone seconded it. All approved.

Treasurer's report was provided by Drexel Turner

<b>Bank of American Operating Account Year to Date</b>	
Balance as of January 1, 2012	\$ 18,020.00
Cash Receipts YTD (+)	95,020.00
Cash Disbursements YTD (-)	45,302.00
Transfers Out to MMA YTD (-)	
Transfers In from MMA YTD (+)	
Cash Balance as of March 31, 2012	\$ 68,112.00
<b>Bank of American Savings YTD</b>	
Balance as of January 1, 2012	\$ 10,000.00
Cash Receipts YTD (+)	16.00
Cash Disbursement YTD (-)	
Transfers In from Checking YTD(+)	
Cash Balance as of March 31, 2012	\$ 10,016.00
<b>Fixed Term CD YTD</b>	
Balance as of January 1, 2012	\$ 10,000.00
Cash Receipts YTD (+)	4.00
Cash Disbursements YTD (-)	
Cash Balance as of March 31, 2012	\$ 10,004.00
<b>Total Cash YTD</b>	<b>\$ 88,132.00</b>

Percentage of dues received by March 31, 2012:

Homeowners is 96 Plus %

3 Condos are 98-99%

30 homes have not paid dues as of March 31, 2012

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

1. All modifications to the irrigation system have been installed as per the proposal of the Landscape Maintenance Contractor. Some minor adjustments to the sprinkler heads are still required to reduce water on the road.
2. Re-landscaping was required of the ERPOA pump and electrical equipment area located on Eagle Ridge Condominium Association Property. It was a shared cost of \$592.00 each between ERPOA and Eagle Ridge Condominium Association. It was installed on Friday, March 30, 2012. The installation looks great and hides the pump and electrical equipment.
3. A brush fire occurred on March 26, 2012 and destroyed shrubs and turf at the entrance to Eagle Ridge Drive from Daniels Parkway. I have requested an estimate from Rick Payne to replace both the shrubs and turf.

4. Hewitt met with Brad Davis, Manager of the Eagle Ridge Golf Course on April 2, 2012. He was informed that new equipment for cutting the grass has been purchased and they will be purchasing new golf carts. They are putting a considerable amount of capital into the Golf Course. This is good for the Golf Course and also good for the Eagle Ridge Community. Support your Eagle Ridge Golf Course.

### **Vice President's Report: Steve Norris**

“Thank you all for your support. I am glad to have this opportunity to serve our community.”

### **Director's Report: Frank Taldone**

A resident came to him and stated that there was oil on the road. Does anyone know about this? The recyclable truck from Lee County has been leaking oil. They have been warned to fix it and assumed us that the truck was repaired. Frank will keep an eye open for additional oil spillage.

### **Director's Report: Peggy Cuderman**

#### **1. Setting Up Board Member Assignments:**

Steve Norris would like to work on Golf Liaison and Architectural Committee--Done

Frank Taldone would like to work on Elections/Mailing Committee--Done

Peggy Cuderman would like to be the liaison for the Social Committee and Welcoming Committee--Done

#### **2. Consideration of a Condominium Committee**

The three Condominiums would like to meet with the Board members from time to time and discuss several issues.

Peggy Cuderman will get the names of the Condominium Officers and schedule a time for a meeting. One of the topics for discussion is to add lighting to the entrance of Eagle Ridge Condominium at Eagle Ridge Drive and Aeries Way Drive.

#### **3. Election Results and Procedures**

There was a suspicion of improper election process by the Election Committee. There was a total of nine (9) ballots in questions. Research was done and a lot of time, effort and money was spent to validate all the ballots. The concerns were resolved by the Election Committee. We will put 'do's' and 'do not's' in the newspaper before the next election.

#### **4. Payment for a luncheon after the Christmas Tree was trimmed was not authorized by the Board.**

Hewitt McCloskey took six people who had spent the morning trimming the Christmas tree out to lunch. A receipt for \$43.00 was handed in and paid. There was a question later whether this was a valid expense. A discussion followed and it was concluded that his practice should not be continued. Drexel Turner made a motion that in the future no Board member can take any residents out to lunch for any reason. Peggy Cuderman seconded the motion and all members voted in favor of the motion.

### **Committee Reports**

**Architectural Control-** Linda Brown Bart Cuderman gave the report for Linda Brown.

1. 14760 Eagles Lookout Ct Request to replace sliding doors to lanai and window, add spa and refinish pool and lanai with pavers. Approved
2. 14578 Majestic Eagle Ct Request to landscape front of house and install Floratam sod. Approved

3. 14694 Triple Eagle Ct Request to re-roof using 30 Year Asphalt same color as existing roof. Approved.
4. 7664 Eagles Flight Lane Request to repaint front door. Approved.
5. 14640 Eagles Lookout Ct Request to repaint exterior of home. Approved.

### **Block Captains-Connie Hope**

#### **1. Status of ERPOA Directories:**

Florida is requiring that Associations can not give out residents' phone number or email addresses without written permission. We have been trying to obtain written permission from all residents. Block Captains are going to be coming around with the permission forms. Please sign the permission form so we can update our ERPOA Directory.

2. I have permission slips for the Directory with me tonight. Please stop by after the meeting and sign the permission slip.
3. The Farmers Market at Mayhugh Realty on the corner of Daniels Blvd and Eagle Ridge Drive will be on Sat, April 7 from 8:30 to around 1:30. Please support this market and stop by to check out the fresh vegetables and fruits.
4. An update of the Contractors/Vendors list is available after the Board Meeting. If anyone is interested, please pick one up after the meeting.

### **Deed of Restriction- Bart Cuderman**

The Deed of Restriction committee held a property inspection on Thursday, March 28, 2012. There were 20 letters sent out from this current inspection. Most of the problems are dry lawn, power washing the driveways and/or roofs. We are going to speed up the fining process. They will be given 30 days to complete the problem and then the fines will start.

### **Maintenance & Beautification – Hewitt B. McCloskey, Jr.**

We are working with Google Earth and mapping out the planting areas for change consideration. We will be working on the plans and hopefully we will be able to present our recommendations next month.

### **Security-Drexel Turner**

1. There have been two formal bids obtained for security cameras at the entrance to Eagle Ridge Drive. A third company would like to meet at the next Board Meeting in May and give a presentation.
2. Drexel is working to obtain the reimbursement from the owner of the truck that hit the post and stop sign at Eagles Flight Lane and Bald Eagle Drive. Drexel Turner has talked to both parents about the amount owed of \$964.00. Drexel will meet with the parents this week and get the situation resolved.

### **Welcoming/Social-Cathy Dihmos**

We will have a social gathering at the Eagle Ridge Golf Club in the next few months. Plans will be discussed as to when next the next social gathering will be.

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

1. **Jim Wray**—There was a second speed limit sign also damaged. What has happened? We will place the order for this sign when the other sign has been paid for. This way we will get a small discount. It could take about six weeks to order and get delivery of the signs.
2. **Jim Wray**—At the Annual Meeting we voted on having the sheriff's deputy in the community. They will be in the community in April, May and June 2012.

3. **Peggy Watts**—Can we put the speed limit for the community in the newspaper? Yes, we will.
4. **Alan Scull**-- There has been vandalism on the 2<sup>nd</sup> green. A motor cycle did wheelies on the green. Please call the sheriff's office at either number if you see anything that might be vandalism or trouble. Please, just call the sheriff's office and report it.

**A request for a motion to Adjourn was made by Hewitt McCloskey.** The motion for adjournment was made by Steve Norris and seconded by Peggy Cuderman. All voted in favor for adjournment. The meeting was adjourned at 8:15 PM