

Indian Creek Phase VIII / Eagle Ridge Homeowners Association, Inc.  
Board Meeting Minutes  
February 17, 2022  
6:00pm – Jupiter Public Library, Military Trail

**Call to Order:** Vincent Kafer called the meeting to order at 6:00pm.

**Roll call and Verification of Quorum:**

Board members present were President, Vincent Kafer; Treasurer, Sara Lassandro; Sophie Schneeberger, Director and Vice President, Secretary, Marie Adkin and Victoria Belsky were present. Andrea McMinn from Advantage Property Management was absent. In attendance were eight homeowners.

**Approval of Meeting Minutes:**

January Meeting minutes were not available.

**Property Manager's Report:**

The property manager was not present, but the violation report still showed several roofs needing to be cleaned.

**Financial Report:**

The financial report for December was not available yet from Advantage Property Management

**Welcoming Committee:** (Barbara Adkins)

Barbara Adkin reported 110 Palomino Dr sold for \$462,000 she also reported that 100 Palomino Dr has sold the new owners complained that it took so long for their application to be processed Barbara only received the application yesterday February 17th new owner states they turned in the application more than three weeks ago.

**ACC Committee (Nancy Vrechek):**

Dr. Vrechek was not at the meeting to report. Nancy and Vince had a prior meeting and discussed having all applications sent to Lola at Advantage Property Management.

**Landscape Committee:**

Landscape committee has come up with some information that we will be putting together a official format to submit to the board.

### **Vendor Watch:**

- Landscaping (Podder's) – Potters they are doing a good job except when it comes to blowing the grass after mowing they are blowing cuttings towards the houses instead of away from the houses so it is getting in peoples garages and their front doors.
- Insect Control – True green Zachary our current representative was present discussed some of the issues going on with the lawns as far as brown spots and that they are fungus we are due to be treated again in March with premerge in and he will make sure that we are receiving service reports as they should have been submitted all along. Pool Water Quality (Blue Pools) – will be closed Monday for another leak that was found. Will be closed on Monday, December 7<sup>th</sup>.
- Clubhouse Janitorial (Office Pride) – not discussed.
- Cable TV (Comcast) – not discussed.

### **Old Business**

- Roof & Paver workshop - Driveway pavers workshop mark the representative from exotic pavers explained how paver installations are done and gave an example of a 500 square foot driveway and the cost would be \$6150 that would include a four inch base of stone one inch base of sand and including edge restraints. Further discussion on whether to approve paved driveways has been tabled for further discussion.

### **New Business**

- We will be having the upcoming yard sale on Saturday March 5th.
- The eagle Ridge website is up, it is [EagleRidgeFl.com](http://EagleRidgeFl.com)

### **Homeowner's Forum:**

**Adjournment:** A motion to adjourn the meeting at 7:50pm.

Respectfully Submitted By,  
Marie Adkin