

Indian Creek Phase VIII / Eagle Ridge Homeowners Association, Inc.  
Board Meeting Minutes  
December 1, 2021  
6:30pm – Jupiter Public Library, Military Trail

**Call to Order:** Vincent Kafer called the meeting to order at 6:30pm.

**Roll call and Verification of Quorum:**

Board members present were President, Vincent Kafer; Treasurer, Sara Lassandro; Sophie Schneeberger, Director and Vice President, Victoria Belsky were present. Secretary, Marie Adkin was absent. Andrea McMinn from Advantage Property Management was present. Approximately 4 members were present in person.

**Approval of Meeting Minutes:**

Sophie read the minutes of the November 3rd minutes to the residents present. Vince made a motion to approve, Sophie seconded and all approved.

**Property Manager's Report:**

Vince discussed the arrears and there are about \$13k over 30 days behind as of November 30<sup>th</sup>. Andrea noted there was seven 2<sup>nd</sup> letter that were sent out and eight New letters sent out. All were for roof cleaning, exterior home cleaning and painting.

**Financial Report:**

The October treasurers report was not available for the meeting. Advantage is having some technical issues with our software system. There are 13 owners delinquent with approximately \$13k in arrears over 30 days.

**Welcoming Committee:** (Barbara Adkins)

Barbara was not in attendance at this meeting. Vickie reported for Barbara stating that 102 Adobe sold for \$425K.

**ACC Committee (Nancy Vrechek):**

Dr. Vrechek was not at the meeting to report. Another committee member stated they are seeing the usual requests such as painting, windows, etc.

## **Vendor Watch:**

- Landscaping (Podder's) – Vicky spoke with Podders about not weeding on the weekends, specifically Sunday. Also noted that other companies do not come close to TruGreen's rate.
- Insect Control – discussed with Landscaping. Vince mentioned they pick and choose which houses to treat.
- 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) – doing well with what they have. Still want to pressure clean the whole area.
- Cable TV (Comcast) – no current complaints with Comcast. Vicky is having issues at her house still quite frequently.

## **Old Business**

- Yard Debris Disposal Day for Pick-Up – discussed at previous meeting. Wednesday and Saturday pickup, but the Saturday pick up is very early. The Board decided that it will be a violation if it is out on a day that is not allowed. Marie wrote the letter, but the board wants to remove the note regarding the dog walking within the yards.
- Clubhouse Renovations – the idea was to expand the clubhouse to have meeting, parties, etc. Need to have a committee for planning and maintenance of the clubhouse area. Vince said his company will donate the part of the design that they do. Will need to finance the project with possibly a bank loan. Vince, Sara, Rick and Violet have all volunteered to help with the design and planning. The committee will also need to address what needs to be done now.
- Landscape Guidelines – Nancy found verbiage from other communities which doesn't get into specifics, but gives you things you can and cannot do. The Landscape Committee is going to put together guidelines to send to the board for approval.
- Website: EagleRidgeFL.com – Sara's daughter designed the website a couple years ago. Sara paid for the domain, but will be hosted most likely this week. The idea is to have all forms, agendas, minutes, paint colors, etc., on the site for owners to access. Vince does not want the board members phone number on the site.
- Annual Inspections – Vince asked that management check on the violations that have gone out. Andrea does have a report printed and then goes back around to check to see if the work was done. A second letter is generated if they have not done the maintenance necessary.

## **New Business**

- Holiday Decorations – Vince asked for volunteers for this Saturday to decorate. There is not any power at the south entrance. It wasn't reconnected.
- Roof & Paver workshop – tentatively January 26<sup>th</sup> to discuss the roof's being changed to metal and also pavers for the driveways.

- 2022 Budget – Vince reviewed the 2021 Budget again. He wanted to increase the budget to increase to \$605 per quarter. Vince made a motion to approve the 2022 budget at \$605, Sara seconded and all approved.

**Homeowner's Forum:**

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

Respectfully Submitted By,  
Andrea McMinn, LCAM  
Advantage Property Management