

Eagles' Reserve Homeowners' Association, Inc.  
Monthly Board of Directors Meeting  
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688  
Minutes / April 12, 2016 **(Approved)**

1. The meeting was called to order at 7:00 PM by President Devaney. Present were Board members Terry Devaney, Judy Isaly, Leon Fox, Ward Morgan, Melissa Leiner, Vinny Tuccio, Todd Nelson, Nichole Turcios and Marcia Marfiak. The President announced that a quorum was present. Greg Anderson represented Ameri-Tech.
2. Approval of minutes. Marfiak moved to approve the March 8, 2016 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Leiner. All in favor; unanimous approval.
3. Remarks by Devaney: impressed with efforts put forth by Board members and sees progress moving forward. Encourages all to be thinking of long term plans for the community; send ideas to him.

#### Reports

4. Treasurer's Report (Nelson): Will be posted on the website after report is received from Ameri-Tech.
5. Ameri-Tech Management Report (Ameri-Tech): Specific items are covered under Old Business (below).
6. North Board Report (Devaney): Breakaway wall repair was approved by NB; manager is getting bids. Devaney will discuss electric bill for new light in parking lot at next meeting as they pay it. Fixture installation pending outcome of this discussion.
7. Grounds Report (Tuccio and Morgan): Tuccio states irrigation system (sprinklers, timers, pumps, etc.) are working on AL. Pumps on LV have been tested and they work. Gate post lighting on hold pending decision on new light fixtures for homes.
8. Legal Report (Fox). Fox liaising with attorney to resolve NB lawsuit, as expeditiously as possible. 1690 LV full payment received; lien released. Document storage: we are counseled to retain all info pertaining to receivership indefinitely; all others bills can be disposed of after 7 years. (No action on deleting stored documents to be taken at this time.) Mailbox at 1763 AL: correct info has been provided to owner to request special handling of delivery; box may have to be relocated.
9. Paint Project Team. Care is being taken to minimize pressure washing of windows to preserve white powder coating. If we have to paint windows, Fox recommends bidding it out and not doing a change order on the paint project. F. Cooney and team are thanked for doing a fantastic job. Update on work provided. Anticipate that painting on LV will begin at end of this month. Driveways to be pressure washed as each section is complete (not by paint company).

#### Old Business

10. Light fixtures. Four sample lights shown (2 posts, 2 walls). Fox moved to buy and install black Kichler light fixtures (\$63 for wall mount; \$99 for posts). Second: Leiner. Fox states Kichler is more durable than Progress; they cost \$4200 more. In favor: Devaney, Fox, Morgan, Nelson, Turcios, Tuccio and Leiner. Against: Isaly and Marfiak. Result: Kichler light fixtures will be purchased. Discussed option for owners to purchase same lights at own expense for backs of properties.
11. Fox got two bids for electrical work for light installation (in addition to bid from paint contractor group). Devaney moved to accept bid for \$9.50/light. Second: Fox. All in favor; unanimous approval.
12. Awnings. Roberta Klar selected Sunbrella brand "Tresco Linen" color (#4695-0000) available from Boulevard Awning Company, 178 North Hercules Ave, Clearwater (727-461-5530), and perhaps from other companies as well. We will ask Sherwin Williams to match this color in paint. Current awnings must either be painted in the match color, replaced with new awnings in the specified color, or taken down.
13. Final payment was made to RainMaker. Closed.
14. WestCoast will use Google Earth to provide schematic (pumps, shut-offs, timers, electrical panels). Ameri-Tech to follow to ensure it is written in the next contract.

15. Weekly yard trash pick-up by WestCoast. Proposal explained by Tuccio. Leiner moved to accept bid of \$200/month for pick-up every Thursday year-round (which is in addition to doing it when they work on Mondays). Second: Morgan. All in favor; unanimous approval.
16. 1648 LV stump scheduled to be ground April 6. Replacement not planned; owner requests no replacement.
17. WestCoast to investigate all sidewalks and driveways for problems caused by root encroachment and will report to Ameri-Tech. Reports of problems at 1739/1741 AL and 1784 AL.
18. Maintenance agreement with Lake Doctor has been terminated via certified mail. Closed.
19. Lambert Roofing to inspect roofs beginning April 25.
20. Gutter inspection and repair. Ameri-Tech to get bids and circulate asap. This work should be done asap (i.e. before painting).
21. One-page Rules and Regs. Devaney suggested that draft of fineable offenses be tweaked to also serve as rules/regs. Board members to review emailed draft and send input to Devaney. Board will approve final version; effective dates for all items will be the date it is voted on. Then needs to be shared with owners.
22. Provide info on keypad/clicker/codes on website. Marfiak got info from Sam Stewart. Seems to be some conflict with info provided by Ameri-Tech. Devaney to discuss along with method for obtaining pool and tennis court keys and other issues.
23. 1628 LV – tenants have vacated. Driveway pavers repaired. Closed.
24. Welcome Group. Leiner gave an update. Still being developed.
25. Mosquito control in the neighborhood in the spring. Mosquito trap set by County was empty. We can call for them to set a trap again if we notice mosquitos. Turcios to follow.
26. Worn State flag at entrance has been replaced. Closed.
27. Testing of palms for infection. Did WestCoast core the trees as they suggested? Ameri-Tech to follow up.

#### New Business

28. 1660 AL. Our attorney advises HOA to pursue amount owed. Nelson moved to file against 1660 AL for \$31,163.45 owed. Second: Morgan. All in favor; unanimous approval.
29. Discuss hiring someone to work part time on grounds. Topic withdrawn by Tuccio. Closed.
30. Commercial vehicle at 1702 LV. Fox to contact attorney regarding appropriate next step.
31. Isaly moved to approve the application for lanai enclosure at 1675 AL. Second: Morgan. All in favor; unanimous approval. Closed.
32. Separate double rusted postal box at 1768 LV has been removed. Closed.
33. Renewal of insurance policies. The bid is a few hundred more than last year, but under our budget of \$9500. Devaney recommended we should proceed with it. There were no comments from the Board. Devaney invited agent to next meeting to explain what our coverage is.
34. Renewal of ER governing documents. Devaney suggests we consider making significant updates to make them relevant to today's issues. Nelson states we don't need to do it this year as initially thought.
35. Isaly reviewed approval status of several lease applications. Will review process with Ameri-Tech.
36. Is there a potential problem if we refuse approval of a lease application? What rights do we have? Best to seek guidance before the problem occurs. Fox to draft letter to DeFurio for guidelines (send to Nelson and Devaney first to ensure all questions are included).
37. Violations spreadsheet provided by Ameri-Tech for 2015/2016 in hard copy. Requested to email updates to all Board members prior to meetings.
38. Noted that Solar is picking up trash on Tues/Fri schedule, but recycling on another day. Ameri-Tech will contact them to get recycling on the same Tues/Fri schedule.
39. Board requests list of residents who are still under contract for other than Tues/Fri trash pick up so we can monitor. Number should be declining. Ameri-Tech to follow.
40. Ameri-Tech to request our attorney to email the legal report to all Board members prior to each meeting.
41. Fertilizing palm trees. Turcios will email spreadsheet to Board members showing cost of "do-it-yourself" fertilizing. Several residents have volunteered to help with this project. Decision pending review of material.

42. Replacing roofs on buildings 1-6. Devaney proposes doing a reserve study before deciding one way or the other. He will bring info about this and we should be able to make a decision by June.

Announcement: Next meeting will be May 10, 2015; Allegro; 7 PM.

Adjourned by T. Devaney at 8:55 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

**Action Items:**

Ameri-Tech: ensure provision of schematic is in writing with WestCoast (contract); parking lot light post installation once approved by NB; coordinate weekly (Thursday) pick-up with WestCoast and advise Devaney when implemented so we can issue notice to residents; 1648 LV stump grinding; follow sidewalk/driveway crack investigation with WestCoast; gutter inspection and repair bids (asap); did WestCoast core-test palms?; email violations spreadsheet to members before each board meeting; contact Solar re: recycling day (must be Tues or Fri); list of residents who still have leases with trash companies that pick up on other days; ask attorney to email legal report to all board members monthly.

Isaly: review lease application request with Ameri-Tech

Fox: purchase light fixtures; communicate with attorney re: 1660 AL; contact attorney re: next step for 1702 LV; contact attorney for guidelines (if we turn down lease request)

Marfiak: rules and regs

Devaney: light pole/electric bill at NB meeting; assist Marfiak with remote gate clicker/keypad info; approach NB re breakaway wall; clarify keys, gate remotes, keypad codes, etc. with Ameri-Tech; reserve study info

Leiner: Welcome group package

Turcios: email palm fertilizer spreadsheets to board members

All: Forward long term ideas to Devaney; send input on fineable offenses to Devaney