

Eagles' Reserve Homeowners' Association, Inc.  
Monthly Board of Directors Meeting  
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688  
Minutes / August 9, 2016 (Approved)

1. The meeting was called to order at 7:00 PM by President Devaney. Present were Board members Terry Devaney, Judy Isaly, Ward Morgan, Melissa Leiner, Vinny Tuccio, Todd Nelson, Nichole Turcios and Marcia Marfiak. Not present: Leon Fox. The President announced that a quorum was present. The meeting was posted on Sunday, August 7, at 3PM. Giancarlo Gonzalez represented Ameri-Tech.
2. Approval of minutes. Marfiak moved to approve the July, 2016 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Leiner. All in favor. Motion carried.

#### Reports

3. Treasurer's Report (Nelson). Reviewed by Nelson.
4. Ameri-Tech Management Report (Ameri-Tech). Specific items are covered under Old Business (below). Also: will set up tracking system for violations; announced new owners at AL 1660, AL 1726 and LV 1642.
5. North Board Report (Marfiak). Not given due to time constraints.
6. Grounds Report (Tuccio). Cutbacks done along preserve area.
7. Legal Report (Fox). Deferred as Fox not present.
8. Paint Project Team. Deferred as Fox not present.

#### Old Business

9. Fining Policy. Names of volunteers for Fining Committee from Colettis are: L. Gissiner and K. Phillips.
10. More than 90-day delinquencies. Devaney moved to have AmeriTech send delinquency letters to LV 1612, LV 1690, LV 1702, LV 1806 and AL 1632. Second: Morgan. All in favor. Motion carried. Question about interpretation of Subsection (5) of FL Statute 720.305 to be sought from our attorneys.
11. WestCoast contract due for renewal in December. Needs to include: weekly (Thursday) yard trash pick up; power push mower for back yards on AL villas and other small yards on AL due to damage caused to grass by heavy riding mowers, especially when land is wet; sprinkler schematic; monthly sprinkler inspection.
12. Tree roots/buckling sidewalks - investigation by WestCoast. (Tuccio/AmeriTech). Tuccio to schedule walk through with WestCoast.
13. Pavers/sidewalks/driveways. Replacement is part of long term plan. Nelson getting info; for October.
14. Landscaping bids for cutting back overgrowth behind AL and across from LV. Job is mostly done but Leiner to schedule another walk through with WestCoast to ensure job meets requirements.
15. Independent roofing inspection done on first 6 buildings. Report discussed. Repair bids to be obtained.
16. Dead palm on LV is scheduled to be removed "within days" and not replaced.
17. Palm update. John Inglis reported on the various arborist visits and the plan going forward. One tree has been injected and given nutrients; to be observed for approx. 6 months for improvement. Devaney thanked Inglis on behalf of the Board and the community for his fruitful efforts. Morgan and Turcios to investigate whether fertilizing the other palms can begin now or if County restrictions are in effect for palms. One palm that was "recently" replaced is not looking well. AmeriTech to check on warranty for that palm with the possibility of having it replaced.
18. Pursuant to discussion in July, Marfiak moved to not permit postings by the Secretary of residents' Lost and Found Notices on community bulletin boards. Second: Nelson. All in favor. Motion carried.
19. For recordkeeping purposes, Marfiak moved to have the front gates close at 10:30 PM and reopen at 5:30 AM and, furthermore, to stipulate that gate open/close hours can be modified in the future as needed, without being done by a motion at a Board meeting. Second: Leiner. All in favor. Motion carried.
20. Note for the record only: A motion was made in July, 2014 to spend funds on mailbox repair. The mailboxes were found to be unrepairable so the funds were never spent.

#### New Business

21. Sprinklers. Devaney reported on meeting with Mike Hemmer from WestCoast. Original installation needs updates and repairs but does not need to be completely replaced. Devaney moved to approve the WestCoast bid of \$3750 for valves and junctions which will get all zones working properly. Second: Morgan. All in favor. Motion carried.
22. Rental requirements. Devaney reports that approx. 44% of units are rentals. This is detrimental to the value of homes in the neighborhood. Devaney moved to implement a requirement that owners must live in the unit for 1-2 years before it can be rented. Details (e.g. number of years) to be discussed with our attorney. Second: Morgan. All in favor. Motion carried.
23. Election of Board members. Devaney recommended that we go back to the old procedure and not just take names from the floor on the night of elections. AmeriTech will prepare letters to owners seeking candidates. Also for consideration, changing the number of Board members from 3, 6, or 9 to 5, 7, or 9.
24. Picking up dog waste. Marfiak previously forwarded email from community homeowner who has noticed increased waste. This was reported also at Boot Ranch North meeting so the other 3 communities are aware. BRN President also communicated this to the Boot Ranch South (apartments) manager. Our C&Rs address nuisance pets. County code addresses nuisance pets and owners who do not pick up waste or control their pets on leashes. Owners are referred to [www.PinellasCounty.org/animalservices](http://www.PinellasCounty.org/animalservices) (blue tab on left "Laws/Stats"). Devaney moved to buy four signs with rolls of plastic bags for waste to be posted (2 on preserve side of LV, 1 in each parking lot on AL) at a cost of \$110/each. Second: Leiner. Opposed: Nelson, Isaly. Others in favor. Motion carried. This does not solve the problem of irresponsible pet owners, but it is hoped that it will be a useful reminder to owners and result in reducing the amount of waste that is currently not being picked up.
25. Isaly moved to approve proposal submitted by 1732 LV for lanai enclosure to match neighbor's. Second: Marfiak. All in favor. Motion carried.
26. Devaney announced that screen repair (post painting) has been delayed but service provider has been identified and is waiting for good weather to start work.

Announcement: Next meeting will be September 13, 2016; Allegro; 7 PM.

Adjourned by Devaney at 8:00 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

#### **Action Items:**

Ameri-Tech: send 90-day delinquency letters to 5 owners; ensure specific wording of WestCoast contract as noted in minutes; follow sidewalk/driveway crack investigation with WestCoast; gutter inspection and repair bids; email violations spreadsheet to members before each board meeting; bids for roof repair for first 6 buildings; ensure dead palm tree is removed; Sprinkler repair (with Devaney); install four dog waste posts with plastic bags; check on warranty for palm that is not looking well and see if it can be replaced.

Tuccio: tree roots, buckling sidewalks (WestCoast and AmeriTech).

Leiner: Walk preserve area to ensure cutback is OK.

Morgan/Turcios: palm fertilization OK?

Fox: go ahead with south breakaway wall repair; painting pool house bathrooms; painting AL/LV pillars; installation of light fixture on front gate pillar; with Devaney, consider lawsuit discussion with BRN Board.

Devaney: Sprinkler repair (with AmeriTech); follow up election procedure, as needed; details of rental requirements with attorneys; forward question about interpretation of FL Statute re: 90-day delinquency letters to our attorneys.