

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At AmeriTech Management Office / 24701 Highway US 19 / Clearwater, FL
Minutes / December 13, 2016 (Approved)

1. The Budget 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, Leon Fox and Marcia Marfiak. Giancarlo Gonzalez represented Ameri-Tech. The President announced that a quorum was present. Notice of the meeting was posted as required.
2. Comments by attendees were heard. After discussion, the Board agreed to review several line items. The budget will stand as presented. J. Inglis explained that long term forecast was made using \$270/unit monthly fees. The Board determined not to reduce monthly HOA fees at this time.
3. The Budget meeting was adjourned at 7:31 PM.
4. The monthly Board of Directors meeting was called to order at 7:31 PM. Approval of minutes. Marfiak moved to approve the Nov, 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

5. Treasurer's Report (Nelson). The financial report was distributed to members, made available to attendees, and will be posted online.
6. Ameri-Tech Management Report (Ameri-Tech). Items are covered under Old Business (below).
7. North Board Report (Devaney/Marfiak). There will not be a December meeting. The wall just outside our main gate will be power washed as it is showing dirt and mold.
8. Grounds Report (Tuccio). Items covered under Old Business (below).
9. Legal Report (Fox). There has been no movement on pending lawsuits. A bad check was paid for.
10. Paint Project Team (Fox). The last building should be painted by the end of December. The pool house painting is pending renovation work being coordinated by Leiner; the pool area surface is pending work on the drain (AmeriTech).

Old Business

11. Tree roots/buckling sidewalks and driveways. Nelson and Tuccio went to County offices with M. Hemmer (WestCoast) to get permits to cut down 41 trees. The County's arborist (who came and walked the property) approved about 75% of our request. The permit cost \$250 for all. We were told that not all the trees need to be replaced. One suggestion is to replace with sabal palms. Work will tentatively start in January 2017. Tuccio reports there may be cement/paver problems as a result of tree removal, which will have to be fixed. WestCoast knows our irrigation system so they will be responsible to work around that. The final price does not include tree replacement.
12. Roof replacement. Gonzalez received bid from Lambert. Discussion about specifics of each bid and need to compare "apples to apples". Leiner moved to accept Lambert's bid of \$279,560. The contract must address repairs identified by Albritton. Albritton to review the contract before being forwarded for signature, and to review work at the end. Second: Isaly. In favor: Devaney, Isaly, Nelson, Fox, Morgan, Tuccio, Leiner, Marfiak. Opposed: Turcios. Motion carried.
13. WestCoast contract due for renewal in December. Gonzalez had circulated draft for Board's review. Leiner moved to accept the contract as presented. Second: Fox. All in favor. Motion carried.
14. Pool area drain. Nelson moved to accept the bid presented by Gonzalez for \$2200 to increase the size of the drain and to get the work done as soon as possible. Second: Morgan. All in favor. Motion carried.
15. Puny palm has been replaced with a foxtail. It is also under warranty. We will watch.
16. The letter to owners re: implementing residency requirement before renting will be sent out later in the month so as not to get "lost" in holiday mail/activities.
17. Name change online – resident continues to work on it.
18. Fox reports sign at gate now says Eagles' Reserve. Border needs to be painted.

19. Gonzalez reports problem with "Frontier" check continues. AmeriTech lawyer is now involved to resolve.
20. Mulch. Tuccio reports community has been mulched.
21. Mole cricket infestation. Gonzalez reports treatment was done in mid-November.
22. Mailbox replacement. Discussion: look in to getting larger individual boxes and no "parcel boxes" as those are the ones that tend to get broken.
23. Fine letters sent to owners of 1756 LV and 1776 LV. Gonzalez to check procedure to follow.
24. 1684 AR garage doors. Fine letter sent.
25. Repairs to 1500 LV being done.
26. Elections. Letters to owners sent 12/9/2016 for elections to be held in January 2017 meeting. Devaney confirmed with DeFurio that proxies are OK.
27. Doggie waste bags. Gonzalez will order more of the black bags that fit the stations properly.

New Business

28. Devaney observed that Swiftmud needs to be contacted to see if they are doing weed control before we take steps to pay for it.
29. List of rental units/leases. Gonzalez says target for completion is January 2017.
30. List of new owners is needed for Welcome Group. Gonzalez will forward to Marfiak.

Announcement: Next meeting will be January 10, 2017; Allegro; 7 PM.

Adjourned by Devaney at 8:27 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.