

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / February 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, Leon Fox, Ward Morgan, Melissa Leiner, Vinny Tuccio, Todd Nelson, Nichole Turcios, and Marcia Marfiak. The President announced that a quorum was present. Phil Colettis represented Ameri-Tech.
2. Approval of minutes.
 - Marfiak moved to approve the December 8, 2015 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Isaly. Discussion: Nelson voiced concerns; Marfiak clarified (and Devaney concurred) that info about bids on paint contract is sufficiently contained in the attachment to the minutes. All in favor: Devaney, Isaly, Fox, Morgan, Leiner, Tuccio, Turcios and Marfiak. Opposed: Nelson. Motion approved.
 - Marfiak moved to approve the January 12, 2016 BOD Operational meeting minutes as circulated by email and to dispense with reading them at this time. Second: Leiner. Discussion: These will officially be approved at the next Annual Meeting in 2017. All in favor of preliminary approval: unanimous. Final approval will be voted on at the Annual Meeting in 2017.
3. Notice: The votes for election of officers in January 2016 were miscounted. A recount resulted in Ward Morgan being on the Board and Karen Phillips not being on the Board. Thanks are extended to both individuals for their grace throughout this process.

Comments from Attendees. Devaney invited attendees to speak (for 3 minutes) at this time as all might not be able to stay until the end of the meeting.

Reports

4. Treasurer's Report: Nelson. A handout was distributed and reviewed with members.
5. Ameri-Tech Management Report: Colettis. Specific items are covered under Old Business (below).
6. North Board Report: Devaney.
7. Grounds Report (Tuccio). Specific items are covered under Old Business (below). Devaney announced that there will be more and different grounds concerns than usual due to the paint project, and that Morgan has agreed to work on them with Tuccio.
8. Legal Report (Fox). Six outstanding items were summarized in DeFurio's report.

Old Business

9. Request for monthly report from DeFurio, even if there are no changes. Done by Colettis. Closed.
10. Cleaning of LV culvert and palm frond pick-up. Colettis to follow with WestCoast.
11. Assembling paint project team. Fox to follow up with potential candidates.
12. Questions for Klar and Klar. Marfiak has questions to be discussed with Roberta Klar.
13. Painting of sample buildings. Should be ready within a week.
14. Irrigation timer replacement. Nelson moved to authorize Tuccio to approve up to \$5000 in repairs in order to complete this project in a timely manner. Second: Leiner. All in favor; unanimous approval.
15. WestCoast to begin irrigation responsibilities Jan 1, 2016. Done. Closed.
16. Irrigation pipe schematic from RainMaker/holding last payment. Colettis to look for schematic copy and to continue to hold payment.
17. When is 1500 LV lease up? Colettis reports someone called him to say the unit is not being subleased.
18. Improving lighting at front gate (post light). Tuccio to advise of action.

19. Removal of dead palms/replacement. Isaly moved to approve the bid of \$1350 to remove 2 street-side palms and root balls, dump them, and replace both, and to adjust as necessary to include a possible 3rd "dead" palm as well. Second: Leiner. All in favor; unanimous approval. Colettis to follow.
20. Bids for arborist. Colettis to see if WestCoast has an arborist to review our trees.
21. Rules and Regs. Marfiak to continue working on this.
22. Provide info on keypad/clicker/codes on website. Marfiak to collate information from other Board members.

New Business

23. 1628 LV. Devaney will respond directly to unit owner's email.
24. Nelson moved to allow Ameri-Tech representative to approve spending up to \$2000 on emergency basis without prior Board approval. Second: Fox. All in favor; unanimous approval.
25. Devaney reviewed his goals: to improve the appearance and landscaping of the community, and to engage the people who live here. As a courtesy, we need to remind owners of rental units about requirement to follow the supplemental leasing rules. Devaney and Colettis to draft a letter.
26. Special Meeting to be rescheduled.
27. Establish committee to oversee paint project/report progress/issues to Board monthly. Discussed above (#11). Fox to announce committee members when determined.
28. P&R Contract. Board input due to Fox by Friday, Feb 12. Fox moved to approve contract if there are no further objections. Second: Leiner. All in favor; unanimous approval.
29. Arrange for weekly yard trash pick-up based on decision approved in July 2014. Colettis to investigate and make proposal to accomplish this.
30. East parking lot problems/lighting. Colettis to contact Duke Energy to install light pole.
31. Providing new light fixtures as part of paint project. Morgan moved that HOA pay for new fixtures (from the manufacturer) and installation for fronts and sides (not backs) of units. Second: Leiner. All in favor; unanimous approval. Marfiak to discuss selection of light fixtures with Roberta Klar.
32. Welcome Committee. Devaney will identify members and get this new endeavor up and running.
33. Establish a quarterly newsletter. Nelson will coordinate this/send a draft to members for review/input.
34. Camera at front gate. Various ideas were discussed; no action approved at this time.
35. Procedure for processing minutes. Fox moved to post unapproved minutes on the website after preliminary review by Board members (with the understanding that they will be replaced after Board approval at the next meeting). Second: Leiner. All in favor; unanimous approval. Secretary to so mark the minutes and forward them to Website Administrator for posting on the website after review by Board members.
36. Mosquito control in the neighborhood in the spring. Turcios to contact County to see if they will spray the whole community and get us on a regular spray schedule.
37. Awnings. Fox: P&R will assess condition of awnings and determine if they need to be removed or not. If they can stay, they will either be painted or replaced. Even if in good condition, the current green ones must be changed. Final color to be determined by Klar and Klar.

Announcement: Next meeting will be March 8, 2015; Allegro; 7 PM.

Adjourned by T. Devaney at 9:05 PM.

Respectfully submitted by M. Marfiak, Secretary.