

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

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

Reports

3. Treasurer's Report (Nelson). Reviewed by Nelson. **Nelson moved to revise a previously drafted letter to notify owners who are 90 days delinquent in paying management fees, advising them of suspension of use rights. Second: Leiner. Discussion about specific requirements in FL Statutes. Nelson to work on revising the letter with input from volunteers. All in favor. Motion carried.**
4. Ameri-Tech Management Report (Ameri-Tech). Specific items are covered under Old Business (below). Ten remote gate clickers are available for purchase (\$25). Contact AmeriTech.
5. North Board Report (Marfiak). North breakaway wall has been repaired. Nothing further to report.
6. Grounds Report (Tuccio). Nothing to report. Replacement plants for tennis court are on hold pending sprinkler system working optimally.
7. Legal Report (Fox). **Fox, following review of legal opinions on ending NB lawsuit, moved to hold conversation between Fox, Devaney and BRN Board, without lawyers, to see if anything further can be done, before closing the case. Second Nelson. All in favor. Motion carried.**
8. Paint Project Team. Light fixture delivery pending manufacture of more lights. Fox discussed bids and options of construction materials for replacement of south breakaway wall. **Nelson moved for Fox to make the final decision on south breakaway wall replacement based on professional recommendations, and go ahead with it, as long as it costs less than \$2500. Second: Marfiak. All in favor. Motion carried.** Only 4 buildings remain to be painted on LV (except for 1800-1806 which are pending repair); then they will start on AL. Several parking options for AL residents while painting is underway were discussed. All agreed that only those owners whose homes are being painted will be allowed to park on the villa side during the day until 8PM. Instructions will be posted on the garage doors of homes being painted. Overnight parking will not be permitted. Closer to time, this can be explained to all in a blast email. Painting of rest rooms in pool house is still pending. Not discussed: bid for repainting pool surface.

Old Business

9. Fining Policy. Colettis says he has 3 names of people not related to or living with Board members who have already been serving as Fining Committee. He will forward those names to the Board. Further discussion deferred until new policy is ready to be implemented.
10. WestCoast has not yet started weekly (Thursday) yard trash pick up. Colettis shared specific wording for contract. To be implemented.
11. Light pole in south parking lot has been installed. Closed.
12. Light bulbs at entry gate post have been replaced. Closed.
13. Keypad/clickers/codes/pool & court keys. Marfiak shared info sheet that has been developed. Several more ideas were suggested and will be incorporated.
14. Welcome Group. Marfiak discussed plans to visit 4 owners who have been here a while. The goal is to try to meet with them as soon as they move in, before they encounter problems.
15. Tree roots/buckling sidewalks- investigation by WestCoast. (Tuccio/AmeriTech). Nothing to report.
16. WestCoast schematic to be added to next contract. (Tuccio/AmeriTech). Should be ready by end July.

17. Pavers/sidewalks/driveways. Replacement is part of long term plan. Nelson getting info; possibly ready for October.
18. New address numbers. Tuccio looked in to replacing the stick-on numbers we have now with quality numbers and estimated it would cost \$10,000. Having lights/solar lights would add even more to the cost. No further discussion.
19. Street repair (divot near main gate). Done. Closed.
20. Landscaping bids for cutting back overgrowth behind AL and across from LV. **Fox moved to accept WestCoast bid of \$8100 as long as it includes all trees (not just Brazilian peppers as stated on the header of the bid), and to remove all trimmings. This does not include the large oak overhanging LV Blvd. Trimming needs to get done promptly. Second: Nelson. All in favor. Motion carried.**
21. Independent roofing inspector for first 6 buildings. Bids will be analyzed.
22. Large oak overhanging LV Blvd. Leiner discussed options: cutting such a large tree entirely, balancing it if it is just trimmed, county restrictions, risks if not cut down, etc. AmeriTech will contact the County to come look at it and recommend action.
23. Sprinklers should be part of monthly inspection by WestCoast. Contract wording needs to be specific when renewed. AmeriTech to review. Not discussed at this meeting – item carried over “for the record”.

New Business

24. Garbage cans. Our C&Rs say they should be “concealed from public view”. All agreed that at this time they should be in the garage, even though this is perhaps a hardship for some single-garage homeowners. Nelson provided a photo of a “cover” that someone has installed which partially obscures their trash cans. He will get more info on the source of that product. No one should install such covers unless approved by the Design Review Board. We should also try to conform more closely with the C&Rs that state cans “should not be placed at curbside for pickup more than 12 hours before the scheduled pickup time...”. They can be put out “late in the day” on the day before scheduled pickup, but not earlier, so we don’t have trash cans on the streets on 4 or more days, even though we limited pickup to 2 days/week. Goal of this discussion is to reach consensus among Board members in order to apply fine policy consistently.
25. Palm trees. John Inglis has been asked to study our potentially diseased palms and make recommendations. **Based on the email he sent to the Board (because he was unable to attend this meeting) the following motion was made by Nelson: for AmeriTech to get a bid for an independent arborist to consult on our palms, that any/all dead palms be removed as soon as possible, and that no palms be replaced at this time (until we know more about the problem). Second: Fox. All in favor. Motion carried.**
26. Dead palm on LV. Approval for removal signed by Marfiak.
27. Sprinklers. Tuccio. No discussion at this time. They need to be considered as part of the long term plan being developed by Devaney.
28. Lost and found notices. John Inglis asked if the Board wanted to maintain a “rule” implemented years ago about requesting the Board Secretary to “officially” post lost and found notices. All agreed this was not an issue and should be deleted from the website.
29. Tuccio suggested putting a speed bump under the main gate to slow down trucks as they enter the community (as it is thought that a braking truck caused the recent divot that required repair). He will get estimates.

Announcement: Next meeting will be August 9, 2016; Allegro; 7 PM.

Adjourned by J. Isaly at 8:32 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: ensure specific wording of WestCoast contract – to include sprinkler inspection; let Devaney know when weekly Thursday yard trash pick up starts so we can issue notice to residents; follow sidewalk/driveway crack investigation with WestCoast; gutter inspection and repair bids; email violations spreadsheet to members before each board meeting; bids for independent roofing inspector for first 6 buildings; contact County regarding cutting/trimming of large LV oak; forward Fine Committee member names to Board.

Nelson: newsletter info on limiting roof access; newsletter and/or website info on gate clickers/keys; blast email in conjunction with Fox with info on how AL residents are to park during painting; info on trash can “covers”.

Tuccio: sprinklers; new speed bump info.

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: finalize fineable offenses/fining policy package and forward for legal approval; determine Fining Committee members based on info from Colettis; analyze independent roof inspection bids.