

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / June 14, 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. Isaly moved to approve the April, 2016 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Leiner. Opposed: Nelson; all others in favor. Motion carried. Isaly moved to approve the May, 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).
5. North Board Report (Devaney). Breakaway wall is being repaired.
6. Grounds Report (Tuccio). Tuccio states zones have been determined and are being plotted on schematic. Non-functioning sprinklers are being replaced with 6-inch heads. Sprinklers should be part of monthly inspection. Contract wording needs to be specific when renewed. AmeriTech to review.
7. Legal Report (Fox). Process in place to ensure overdue fees are reported in a timely manner. **Fox moved to drop the North Board lawsuit. Second: Isaly. All in favor. Motion carried.** We will continue to be responsible for Area 22 (preserve area behind AL townhomes, across from LV townhomes).
8. Paint Project Team. Blog has 2859 views to date. Anticipate parking problems when AL townhomes are painted. Suggest using lots and parking on LV. Fox to get another bid for repair of south wall with hardy board. Pillars at AL/LV intersection to be painted in coordinated colors. **Morgan moved to have P&R paint pool house restrooms if bid is not more than \$500. Second: Isaly. All in favor. Motion carried.**

Old Business

9. Fining Policy. **Leiner moved to accept the new Fining Policy/Fineable Offenses. Second: Tuccio. All in favor. Motion carried.** Needs legal review before implementation. Names of 3 people not related to or living with Board members needed to serve as Fining Committee.
10. WestCoast has not yet started weekly (Thursday) yard trash pick up. Colettis reports wording of contract is in the works; needs to be specific.
11. Light pole in south parking lot to be installed. Electric has already been run. AmeriTech to follow up with Duke Energy.
12. Tuccio requests electrician to replace light bulbs at entry gate and to install new fixture on pillar .
13. Keypad/clickers/codes/pool & court keys: AmeriTech to have several programmed clickers on hand so residents don't have to contact vendors. Note: clickers and keys can only be provided to owners (not directly to renters). Info to be written up and posted on website. Owners can forward names and addresses of residents to AmeriTech who will let Sam Stewart know; he will enter into database at gate.
14. Insurance upgrades handled by Devaney. Closed.
15. Palm fertilizer is being stored for use after summer months per County restrictions.
16. Devaney to convene focus group to study long term plans/goals and report to Board.
17. Violation letters have been sent out for illegal signs.
18. Devaney thanked John Inglis for doing a detailed reserve study.
19. Welcome Group. No new information.
20. Letters have been sent to owners of units still under contract with companies that do not offer Tues/Fri trash pick-up.

21. Tree roots/buckling sidewalks- investigation by WestCoast. Tuccio reports having hard time getting them to respond to phone calls. AmeriTech to follow up.
22. Roof inspection report – itemization of repairs pending. Next newsletter should emphasize need for only licensed professionals to access roofs.
23. New roofs for first 6 buildings Discussion. **Leiner moved to have an independent roofing inspector determine the condition and life expectancy of these roofs so we can make a more informed decision. Second: Fox. All in favor. Motion carried.**
24. Pavers/sidewalks/driveways. Replacement is part of long term plan. Devaney looking for someone to handle this project (get info and bids).

New Business

25. Live bee removal. This is the owner's responsibility.
26. Repainting pool surface area. Fox to get a bid from P&R.
27. New house address numbers. Tuccio to provide examples for Board review.
28. Street repair (divot near front gate). **Devaney moved to accept bid for \$3174. Second: Nelson. All in favor. Motion carried.** AmeriTech to let Devaney know when work starts.
29. Landscaping Committee to be headed by Leiner. Concern about one huge tree on preserve side of LV, overhanging the street, and for overgrowth of preserve which needs cutback. Leiner to get bids. Also for discussion: strategy for replacing Washingtonian palms as/if they are affected by disease.

Announcement: Next meeting will be July 12, 2016; Allegro; 7 PM.

Adjourned by T. Devaney at 8:50 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: ensure specific wording of WestCoast contract – to include sprinkler inspection and every Thursday yard trash pick-up; follow up parking lot light post installation; 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; get supply of remote gate clickers; write up info about clickers/keys for posting on website; let Devaney know when street repair starts; bids for independent roofing inspector for first 6 buildings.

Nelson: newsletter info on limiting roof access; newsletter and/or website info on gate clickers/keys.

Leiner: bids for cutback of preserve overgrowth.

Tuccio: address number samples

Fox: another bid for south wall repair; painting pool house bathrooms; painting AL/LV pillars; installation of light fixture on front gate pillar; ask electrician to replace bulbs at front gate (e.g. flag pole bulbs);

Devaney: finalize fineable offenses/fining policy package and forward for legal approval; determine Fining Committee members; convene focus group to study long term plans; assign driveway replacement info/bid project.

All: Forward names of people to serve on Fining Committee to Devaney.