

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / March 8, 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, and Marcia Marfiak. Absent: Nichole Turcios. The President announced that a quorum was present. Phil Colettis represented Ameri-Tech.
2. Approval of minutes. Morgan moved to approve the February 9, 2016 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Leiner. All in favor; unanimous approval.

Reports

3. Treasurer's Report (Nelson): A handout was distributed and reviewed with members.
4. Ameri-Tech Management Report (Ameri-Tech): Recently pool float was stuck and repaired. Specific items are covered under Old Business (below).
5. North Board Report (Devaney): Breakaway wall repair still under discussion by NB.
6. Grounds Report (Tuccio). Plan for rolling landscape cutback prior to painting still to be determined. Tuccio to attend walk-around on Thursday Mar 10.
7. Legal Report (Fox). 1500 LV case settled/closed. Response from 1690 LV due by 3/13. Unable to find receipts for pond work done in 2013. Lake Doctor Pond Service (due in April) will be cancelled; responsibility to be assumed by South Board. (Ameri-Tech)

Old Business

8. Cleaning of LV culvert and palm frond pick-up. Culvert has been cleared. Closed.
9. Paint Project Team. Contract has been signed. Painting to start mid March. Villas near pool have least damage needing repairs so work will start there. Will start small and ramp up once initial villas are done and work flow is established. Fiona Cooney, Dave Williams and Bill Fox have volunteered to be the liaisons between the community and the professionals on a daily basis.
10. Questions for Klar and Klar. Most questions resolved. Still pending: awning color.
11. Painting of sample buildings. Done. Closed.
12. Irrigation timer replacement. Tuccio: new timers installed on AL. Tuccio moved to approve \$2900 to repair system on AL. Second: Isaly. All in favor; unanimous approval. LV irrigation and electrical issue will be worked on next.
13. Irrigation pipe schematic from RainMaker/holding last payment. Fox moved to make final payment to RainMaker. Second: Isaly. All in favor; unanimous approval. All agreed that contract with WestCoast should specify that schematic will be provided once all repairs are finished. (Ameri-Tech)
14. Improving front gate lighting (post light). Action depends on fixtures chosen for homes. Closed for now.
15. Removal of dead palms/replacement. Dead palms removed. Mike and John (arborist) from WestCoast Landscape and Lawns, Inc. presented info about palms (trimming, fertilizing, antibiotics, replacement, costs of various treatment and prevention programs, etc.). Board needs time to assess this info before making a decision.
16. Weekly yard trash pick-up during winter months. Ameri-Tech will get a bid from WestCoast.
17. Rules and Regs. Intent is for a one-page document. Marfiak to continue working on this.
18. Provide info on keypad/clicker/codes on website. Marfiak to collate information from other Board members. Devaney to assist.
19. 1628 LV. Devaney responded to owner's email. Tenants seem to be moving belongings out. Devaney will contact owner again to confirm move-out date.
20. East parking lot problems/lighting. Board received quote from Duke Energy. Nelson moved to accept the quote for the brighter light (for \$1357.10). Second: Fox. All in favor; unanimous approval. (Ameri-Tech)

21. New light fixtures as part of paint project. Fox presented several options (styles and price ranges) of light fixtures. Will circulate info for Board members to review and get samples before final decision. (Fox)
22. Welcome Group. Leiner working with Darcy Morgan and Tam Houlihan to develop a welcome packet.
23. Courtesy letter to owners of rentals. Colettis sent letter to all owners asking for contact info and rental info, if applicable. Some responses have been received.
24. Quarterly newsletter. Nelson distributed latest version; Turcios has been editing. Fox moved to have one "storage box" at pool where owners can pick-up newsletters. Second: Marfiak. All in favor; unanimous approval. Also discussed: hand delivering them, including as part of welcome packet, posting on website.
25. 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. No action. Turcios not present.

New Business

26. Lambert roofing maintenance contract. Ameri-Tech to check date of last inspection and schedule next one.
27. Document storage. We have 66 boxes in a storage facility. Fox to ask DeFurio if all items need to be kept indefinitely or just for 7 years.
28. FL 720 (regarding committees) presented by Nelson. Info.
29. Community BBQ day. Tuccio suggested it; general agreement to have a social event. No decisions.
30. Garage sales. All agreed on dates: April 16 and October 15.
31. Adhering to our documents. Tied in with organizing our rules and regs. Marfiak and Devaney to compile.
32. Nature's Watch vs Eagle's Reserve sign at front gate. Devaney to approach North Board.
33. Expense reports. Fox and Colettis discussed entries under various headings. Resolved.

Comments from Attendees.

- Joe DeBaun offered to write a project timeline for the painting and to store the light fixtures.
- Darcy Morgan asked about gutter replacement. Report gutter problems to Ameri-Tech.

Announcement: Next meeting will be April 12, 2015; Allegro; 7 PM.

Adjourned by T. Devaney at 8:58 PM.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: cancel pond service due in April; last payment to RainMaker; ensure provision of schematic is in writing with WestCoast (contract); bid from WestCoast for weekly yard trash pick-up in winter; parking lot light post installation; collate info on rentals from responses; date of next roof inspection;

Tuccio: repair work on AL; landscape cutback in prep for painting

Fox: distribute light fixture info to Board; ask DeFurio about retaining specific items for more than 7 years

Marfiak: awning color (with Klar & Klar); rules and regs;

Devaney: assist Marfiak with remote gate clicker/keypad info; confirm move-out date with 1628 LV owner; approach NB re breakaway wall and Eagle's Reserve sign

Leiner: Welcome group package;

Nelson: newsletter

Turcios: mosquito spraying