

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / November 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, Ward Morgan, Melissa Leiner, Vinny Tuccio, Todd Nelson, Nichole Turcios, Leon Fox and Marcia Marfiak. The President announced that a quorum was present. Notice of the meeting was posted as required. Giancarlo Gonzalez represented Ameri-Tech.
2. Approval of minutes. Leiner moved to approve the Oct, 2016 Board meeting minutes as circulated by email and to dispense with reading them at this time. Second: Marfiak. All in favor. Motion carried.

Reports

3. Treasurer's Report (Nelson). The financial report is not yet available from AmeriTech. The Treasurer's report will be emailed to Board members and posted online as soon as possible.
4. Ameri-Tech Management Report (Ameri-Tech). Delinquency letters have been sent for financial delinquencies. A handyman fixed the lights at the front gate. List of rental units is pending; copies of leases should be available. Other items are covered under Old Business (below).
5. North Board Report (Devaney/Marfiak). Nothing to report.
6. Grounds Report (Tuccio). Items covered under Old Business (below).
7. Legal Report (Fox). Little movement on collections. The attorney will seek payment and fines for a bad check from 1702 LV. NB suit has been finalized without compromise on their part. We do not have to pay their legal fees.
8. Paint Project Team (Fox). New crews on the job so it is moving along quickly again. Final punch list being developed. Screens being replaced. Painting of pool restrooms is pending general renovations that are being considered.

Old Business

9. Tree roots/buckling sidewalks and driveways. Tuccio reports WestCoast will cover damage to sprinkler lines (this needs to go in the contract), so makes sense for them to do it for this reason. Final cost will depend on the number of trees to be cut; estimated to be about \$57,000 with more work to follow. Thirty-three oaks identified for removal as well as heavy trimming/balancing to others. Unknown at present if we need to replace trees per county ordinance. WestCoast will write bid. Nelson offered to attend meeting with county to represent ER. A tripping hazard from roots at 1746 LV needs to be addressed.
10. WestCoast contract due for renewal in December. Needs to include: weekly (Thursday) yard trash pick up; "light weight" mower (type to be determined by WestCoast) for back yards on AL villas and other small yards on AL due to damage caused to grass by heavy riding mowers, especially when land is wet; sprinkler schematic; monthly sprinkler inspection. Tuccio to work with AmeriTech.
11. Roof repair/replacement for first 6 buildings. Discussion about independent inspector's report, pros and cons of repair vs replacement, including comments from attending residents. We have funds to replace the roofs. Isaly moved to replace the roofs to be the same as what we have now, and to get three bids, including one from Lambert. Second: Fox. Majority in favor. Motion carried.
12. Palm fertilization has been done by Board members. Should be done again in 6 months. Watered by sprinklers.
13. The puny palm that is due to be replaced under warranty with a foxtail palm is still pending. Board advised AmeriTech that it is to be done before the December Board meeting.
14. Pressure washing the community has been completed.
15. Light fixtures. Fox moved to replace the light fixtures on the fronts and sides of the two remaining units. Second: Nelson. In favor: Fox, Nelson, Leiner, Turcios, Tuccio. Against: Devaney, Morgan, Isaly, Marfiak. Motion carried. Fox to ensure letters advising of such are sent to affected unit owners.

16. Devaney reports residency requirement letter is ready to be sent to residents with ballots.
17. Devaney reports resident continues to work on a way to limit online search results that are unfavorable to us.
18. Fox reports sign at gate will soon be replaced (Nature's Watch vs Eagles' Reserve).

New Business

19. Pool drain replacement. AmeriTech reports Artistic Pools has quoted \$1600 to replace the drain and \$300 for miscellaneous repairs. Discussion: drain should be at least 2.5 inches and have a removable top so it can be cleaned easily. AmeriTech to get additional bids with detailed scope of work before decision to proceed can be made. Pool deck surface painting is pending on resolution of this matter.
20. Brief discussion about solar panels to heat pool in winter. Nelson estimates would cost \$10,000. More people could use the pool in the winter; selling point for the community. Nelson will get more info.
21. Mulch. Tuccio moved to approve \$4,000 for brown (not red) mulch; to be done by WestCoast. Second: Leiner. All in favor. Motion approved.
22. Mole cricket infestation. Marfiak moved to accept WestCoast's proposal to treat the community for mole cricket infestation for \$2625. Second: Leiner. All in favor.
23. Budget. Proposed budget had been emailed to Board members for review. Brief discussion. Leiner moved to approve the proposed 2017 Budget. Second: Isaly. All in favor. Motion carried.
24. Mailbox replacement. Nelson noted 7-8 are in severe disrepair. He will get more info about replacement. Inglis has some info.
25. Resident noted doggie waste bags need replacement at our new posts. AmeriTech will take care of it.
26. Marfiak noted that names of new residents are not being forwarded so the Welcome Group can give them info. AmeriTech to coordinate with their Accounting Group to ensure names of new owners are forwarded promptly.
27. Letters have been sent to owners of 1756 LV and 1776 LV to get copies of leases. AmeriTech to follow up.
28. AmeriTech to send fine letter to 1684 AL to install sunburst window on garage door (for uniformity).
29. Elections: letters being prepared by AmeriTech.

Announcement: Next meeting will be December 13, 2016; Allegro; 7 PM.

Adjourned by Devaney at 8:30 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: ensure specific wording of WestCoast contract as noted in minutes (with Tuccio); email violations spreadsheet to members before each board meeting; get more info about pool drainage problems and additional bids with detailed scope of service before pool surface can be painted; compile list of renters along with copies of their leases; ensure replacement of puny palm before Dec meeting; coordinate mole cricket treatment with WestCoast; prepare letters about residency requirement, budget, elections, etc.; doggie bag replacement; coordinate with Accounting to get names of new residents/send to Marfiak in a timely manner; send letters to 1756 LV and 1776 LV to get copies of leases; send fine letter to 1684 AL.

Tuccio: work on tree trimming plan to address tree roots, buckling sidewalks; work with WestCoast on next contract; mulch.

Fox: changing sign at entrance gate; letters to owners re: light fixtures.

Nelson: solar panel info; mailbox replacement info