

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / October 11, 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 and Marcia Marfiak. Not present: Leon Fox. 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. Marfiak moved to approve the Sept, 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). Distributed by Nelson and posted on our website.
4. Ameri-Tech Management Report (Ameri-Tech). "Violation List" distributed at the meeting. Devaney asked if we have been reimbursed yet for the checks that were deposited incorrectly; still pending. Reports cost of night/emergency removal of large oak that fell and blocked LV was \$6,000. 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 (Devaney for Fox).
 - Foreclosure of 1702 LV being monitored; will be turned over to the attorney.
8. Paint Project Team (Devaney for Fox).
 - Completion date pushed back to mid-February due to staffing problems.
 - New screen company hired yesterday; walked the property with Turcios and Morgan. Only those screens removed for the paint project will be replaced by the HOA as part of this project.

Old Business

9. Tree roots/buckling sidewalks and driveways. Tuccio reports he got 3 bids for tree trimming. WestCoast will cover damage to sprinkler lines (this needs to go in the contract); makes sense for them to do it for this reason. They will take the trees out completely and grind the stumps for about \$1000/tree but final cost will depend on the number of trees to be cut. Seven are identified now; possibly 20-25 in all.
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. Painting pool deck surface. Nelson moved to hire Billy/H2O for \$400 plus about \$50 for supplies. SW will supply the paint free of charge. Second: Morgan. All in favor. Motion carried. Pool area drainage issues noted. AmeriTech to contact someone to resolve them before the surface is treated.
12. Tennis court. Nelson moved to hire Billy/H2O for \$250 to pressure wash the tennis court. Second: Leiner. All in favor. Motion carried. Leiner was thanked for the new ixora plantings at the court.
13. Pavers/sidewalks/driveways. Nelson provided info by email to Board members; the report is posted on our website. Brief discussion. No need to "panic" now; we have time to think this through and make a sound decision.
14. Landscaping bids for cutting back overgrowth behind AL and across from LV. Done.
15. Roofing repair bids for first 6 buildings. Devaney will ask the independent roof inspector to review the bids and get his professional recommendation. Isaly noted that if we decide to only clean these roofs, it must either be done before the buildings are painted, or must wait for 2 years afterwards.
16. Devaney reports no change from last month in the palm that was injected and given nutrients.
17. Palm fertilization has not started yet. Morgan and Turcios to keep Board advised.

18. The palm that was “recently” replaced and is not looking well is covered by warranty. John Inglis shared recommendations from Mike Hemmer (WestCoast). Isaly moved to replace palm with foxtail palm. Second: Nelson. All in favor. Motion carried.
19. 90-day delinquency letters. AmeriTech reports that 1632 AL has been making payments; letters to other 4 will be sent out (1612 LV, 1690 LV, 1702 LV, 1806 LV) to advise them their use rights have been suspended. None of the owners attended this meeting.
20. Pressure washing the community. Nelson reports it is underway.

New Business

21. Devaney drafted a residency requirement letter for AmeriTech to send to owners for eventual vote. Board gave input.
22. Nature’s Watch vs. Eagles’ Reserve (name on sign at front gate). Devaney reports that a resident with expertise in this area is working on a way to limit search results that are unfavorable to us. It is time-consuming and will have a nominal cost, but will be very beneficial. Work continues on this project.
23. The sign at the front gate with “Eagle’s Reserve” on granite is being constructed.
24. Addressing building safety issues. No further action necessary at this time. Closed.
25. Isaly moved to approve architectural change proposal submitted by 1681 AL. Second: Nelson. All in favor. Motion carried. AmeriTech to let owner know it has been approved.
26. Isaly moved to approve architectural change proposal submitted by 1722 AL. Second: Nelson. All in favor. Motion carried. AmeriTech to let owner know it has been approved. Building will be painted in regular sequence (not skipped until work is done).
27. Easement “repair” on LV between 1506 and 1520 has been taken care of. Closed.
28. Lights at the front gate need attention (not working/not aimed correctly). AmeriTech will arrange for a handyman to do the work.
29. Devaney reports the Action Plan has been updated and sent to Board members.
30. Discussion about light fixtures deferred until Fox is present.
31. Garage sale is scheduled for this weekend.

Announcement: Next meeting will be November 8, 2016; Allegro; 7 PM.

Adjourned by Devaney at 7:56 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: follow-up checks that were incorrectly deposited/ensure reimbursement; send 90-day delinquency letters to 4 owners; ensure specific wording of WestCoast contract as noted in minutes (with Tuccio); email violations spreadsheet to members before each board meeting; let 1722 AL and 1682 AL know their architectural change requests were approved; handyman to fix lights at front gate; communicate foxtail replacement plan with WestCoast; get someone to resolve pool drainage problems before pool surface can be painted.

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

Nelson: monitor pressure washing.

Morgan/Turcios: palm fertilization.

Fox: changing sign at entrance gate.

Devaney: ask roof inspector for roof bids recommendation.