

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / September 13, 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, Leon Fox and Marcia Marfiak. Not present: Nichole Turcios. The President announced that a quorum was present. Notice of the meeting was posted on Friday, September 9, at 1PM. Giancarlo Gonzalez represented Ameri-Tech.
2. Approval of minutes. Marfiak moved to approve the August, 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). Distributed by Nelson and posted on our website.
4. Ameri-Tech Management Report (Ameri-Tech). Owners of 1680 LV removed a palm. Three violation letters were sent out. Is working with P&R re: problems at 1504 LV. Other items are covered under Old Business (below).
5. North Board Report (Devaney/Marfiak). Nothing to report.
6. Grounds Report (Tuccio). Sprinklers are up and running. Plantings will be replaced at tennis court.
7. Legal Report (Fox).
 - Legal opinion re: replacing light fixtures. Fixtures and the electricity to power them "belong" to the owner but HOA has the right to replace them. Fixtures on two homes that are presently "non-standard" were replaced by owners without DRB approval, therefore not according to our policies.
 - Legal opinion re: painting balcony floors and railings. Balconies are part of the home that the owner has control over therefore HOA is not responsible for painting them. (Marfiak noted that some owners were given permission to NOT have their patio walls painted which is "non-standard" (i.e. they were given an exemption in writing). This exemption was not discussed by the board or approved at a meeting. Fox observed that those owners had obviously taken "great care" to decorate/paint their patios so they were allowed to keep them as is.)
8. Paint Project Team (Fox).
 - Fox is getting estimates to paint restrooms, pool surface, and LV/AL corner pillars, not from P&R.
 - Screen replacement for those HOA is responsible for is underway pending good weather.
 - Discussion needed with P&R re: parking of lift. Leaving it in the street should be last alternative.

Old Business

9. Tree roots/buckling sidewalks and driveways. Per Tuccio: many oaks have roots that are buckling sidewalks, a threat to homes, overhanging property, etc. so he will get a bid from tree service (vs. landscaping companies) for an overall plan for all our trees, instead of tackling this tree by tree. To include removal, grinding, trimming, uplifting, etc., as recommended by them. Our goal is to trim trees carefully, and to remove them only as a last resort. Nelson also reports problems with overgrown trees and will work with Tuccio to accomplish careful, appropriate trimming.
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. Pavers/sidewalks/driveways. Replacement is part of long term plan. Nelson getting info; for October.
12. Landscaping bids for cutting back overgrowth behind AL and across from LV. Job is mostly done. Further trimming behind AL is ongoing to keep pace with the painting. Leiner to give updates as necessary.
13. Roofing repair bids for first 6 buildings. One repair bid received: \$8720 X 6 buildings. AmeriTech is waiting for one more bid; will email it to Board when received.
14. Stump that remained at 1648 LV following palm removal in 2015 was not ground, per owner's request.

15. Dead palm on LV has been removed and will not be replaced (per AmeriTech).
16. Palm update. John Inglis reiterated that 3 different opinions on the condition of our palms were given by 3 arborists. The Board decided to proceed cautiously. Devaney reports that the palm that was injected and given nutrients is showing new growth.
17. Morgan reminded those who volunteered to help with palm fertilizing that it will start on a cool weekend in October.
18. The palm that was “recently” replaced and is not looking well is covered by warranty. AmeriTech reports that it can be replaced per the warranty. Inglis will get recommendations re: types of palms that can replace those we take out.
19. Sprinkler repair. Devaney met with WestCoast; reports that all zones are working properly following repair (\$3750). Minor repairs will always be ongoing but this repair turned out to be not as major as expected.
20. Four doggie stations installed and have been favorably received. AmeriTech has extra bags.
21. Fines/violations spreadsheets. AmeriTech developing a format. Has not yet been circulated to Board.

New Business

22. Devaney discussed legal opinion on procedure to suspend use rights for 90-day delinquencies. According to Subsection (5) of FL Statute 720.305 vote must be an at a properly noticed board meeting. Our attorney also requires that owners must be notified in advance so they can attend the meeting to be “heard”, if they so choose. Ameritech to send letters to 1612 LV, 1690 LV, 1702 LV, 1806 LV and 1632 AL notifying them this action will be voted on at the October meeting.
23. Legal opinion re: implementing residency requirement before unit can be rented. Devaney reports that 2/3 of total owners must approve this change to our C&R. Motion by Nelson to require 1 (one) year of residency by the owner before the unit can be rented out. Second: Leiner. All in favor. Motion carried. Devaney will draft letters for AmeriTech to send to owners for eventual vote.
24. Legal opinion on terms and number of Board members. Board agreed with Devaney that this should not be pursued at this time as residency requirement (#24) is a higher priority.
25. 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.
26. Fox reported on options for changing the sign itself (either “foam” or granite). Nelson moved to approve spending \$7500 for replacement of both signs at the front gate in granite with “Eagles’ Reserve” (with the apostrophe after the “s”). Second. Tuccio. All in favor. Motion carried. BRN has been told this is going to happen.
27. Addressing building safety issues. Devaney wants us to think about how to address significant structural problems that aren’t being taken care of by owners. Do we want to do the repair and then lien, in which case, if the unit is in foreclosure it might be years until we are repaid? Do we want to do patches to prevent further damage (to the unit and to the integrity of the community)? Fox to work with P&R to patch 1710 AL for painting. Further discussion needed on this subject generally.
28. Maintaining the exteriors, light fixtures, painting lanais, painting balcony floors/rails. See Legal Report above.
29. Isaly moved to approve proposal submitted by 1746 AL for removal of third floor slider and railings; replacement with window. Second: Marfiak. All in favor. Motion carried. AmeriTech to let owner know it has been approved.
30. Isaly moved to approve a bid obtained by Nelson for H2O to pressure wash all sidewalks (including on preserve side of LV), driveways, walks to front doors and common areas for \$5,000. Second: Marfiak. All in favor. Motion carried.
31. Marfiak asked if AmeriTech gets background checks on all adults listed on lease application form as being intended residents of the unit. AmeriTech said “yes, all adults listed as residents”.
32. Marfiak asked if we have leases on file for all rentals? AmeriTech said it is an ongoing process; still working on it. Devaney reiterated it is our goal to get all of them.

33. Marfiak moved to include stump grinding along with tree removal when bids are obtained. In the past the Board spends time unnecessarily discussing this stump by stump. Second: Leiner. All in favor. Motion carried.

Announcement: Next meeting will be October 11, 2016; Allegro; 7 PM.

Adjourned by Devaney at 8:20 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Action Items:

Ameri-Tech: send 90-day delinquency letters to 5 owners; ensure specific wording of WestCoast contract as noted in minutes (with Tuccio); email violations spreadsheet to members before each board meeting; email final bid for roof repair for first 6 buildings to Board; violations spreadsheet – send to Board; let 1746 AL know their architectural change request was approved.

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

Nelson: pavers, sidewalks, driveway replacement options; proceed with pressure washing.

Leiner: Walk preserve area to ensure cutback is OK.

Inglis: get recommendation of types of palms that can be used for replacement

Morgan/Turcios: palm fertilization

Fox: painting pool house bathrooms, surface; painting AL/LV pillars; proceed with changing sign at entrance gate; proceed with patch of 1710 AL.

Devaney: draft letters for AmeriTech to send to owners re residency requirement before renting.