

Eagles' Reserve Homeowners' Association, Inc.  
Monthly Board of Directors Meeting  
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688  
Minutes / April 11, 2017 (Approved)

1. The monthly Board of Directors meeting was called to order at 7:00 PM by President Inglis. Present were Board members John Inglis, Terry Devaney, Judy Isaly, Vinny Tuccio, Todd Nelson, Bill Hussey, Dave Williams and Marcia Marfiak. Not present: Melissa Leiner. Giancarlo Gonzalez represented Ameri-Tech. The President announced that a quorum was present. Notice of the meeting was posted as required.
2. Approval of minutes. Marfiak moved to approve the March 14, 2017 minutes as circulated by email and to dispense with reading them at this time. Second: Isaly. All in favor. Motion carried.

#### Reports

3. Treasurer's Report (Nelson). The financial report was emailed to members and is posted online. Copies were available for meeting attendees.
4. Ameri-Tech Management Report (Ameri-Tech). Items are covered in the Property Management Report (to be emailed to members) and under Old Business (below).
5. North Board Report (Devaney). North and South entrance island sprinklers have been adjusted.
6. Grounds Report (Tuccio). Tree trimming underway.
7. Legal Report (Nelson). Report had been emailed to Board members. Discussion of few items.

#### Old Business

8. Roof replacement. Work to start within the month.
9. WestCoast (new contract). Smaller mowers being used in back yards. Specifics about "every Thursday debris removal" as required by the Board are in email from Hemmer circulated by Inglis. No further discussion.
10. Pool area. Surface has been power washed and painted. Renovations discussed. Inglis to provide name of handyman who can do basic repairs (replace sinks with pedestal sinks, lighting, paint, ensure ventilation is working, etc.). Probably just need to clean grout.
11. C&R amendment regarding establishing residency requirement before renting. AmeriTech reports 83 letters have been returned so far; 121 are needed. Devaney following.
12. Facebook/ER page. Bob Bridges reviewed email he sent recently. Good discussions (e.g. dryer vent cleaning) will make it a useful site for residents.
13. Mailbox replacement. Williams will get more information. Broken mailbox on LV identified.
14. Violation/Fine Resolution. Draft has been emailed to members for review. Brief discussion. Marfiak moved to adopt and implement the Violation/Fine Resolution effective April 11, 2017, as approved by our attorney. Second: Tuccio. All in favor. Motion carried. Copy of Resolution attached to minutes.
15. Violation letters to be sent to: 1684 AL (missing sunburst on garage doors); 1702 AL (wrecked car in driveway); and, 1806 LV (general disrepair). Repairs to 1500 LV have been made; no need to send letter.
16. Status of renters/owners. Discussion about 1756 LV and 1776 LV. Will hold off further action for now. When current tenants vacate owners are expected to follow new supplemental lease rules (e.g. submit lease application, provide copy of lease, etc.).
17. Tennis court resurface. Tree roots are disrupting the surface. Professional opinion needed on how to handle this. Discussion: Gonzalez got two bids (>\$40,000), both of which involve taking up old court. Nelson to contact source regarding resurfacing current court only (expected to cost much less).
18. Artistic Pool contract – copy to Inglis. Done/closed.
19. Pool contract. Discussion following recent failed health inspection. Gonzalez provided info about Pool Wizards – good reputation, will cost less. Nelson moved to cancel contract with Artistic Pools with 30-day notice, and contract with Pool Wizards for \$375/month. Second: Devaney. All in favor. Motion carried.

#### New Business

20. DisposAll has offered a shredder free of charge. Discussion: good idea but should be for Eagles' Reserve only; location: LV next to pool house. Marfiak to follow up for date in May.

Announcement: Next meeting will be May 9, 2017; Allegro; 7 PM.

Adjourned by Inglis at 8:08 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

Attachment: Violation/Fine Resolution