

APPROVED 10-10-2017

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / August 8, 2017

1. The monthly Board of Directors meeting was called to order at 7:00 PM by President Inglis. Present were Board members John Inglis, Judy Isaly, Terry Devaney, Todd Nelson, Vinny Tuccio and Marcia Marfiak. Not present: Melissa Leiner. David Fedash attended from AmeriTech. 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 July 2017 minutes as circulated by email and to dispense with reading them at this time. Second: Devaney. All in favor. Motion carried.

Reports

3. Treasurer's Report (Nelson). The financial report was emailed to Board members prior to the meeting, was posted online, and reviewed briefly at the meeting.
4. AmeriTech Management Report (AmeriTech). Items are covered in the Property Management Report distributed to members and in Old Business. Of note:
 - Proposal to trim palm fronds. Deferred for now; although it doesn't address tree trimming, debris on the ground is being picked up on Monday and Thursdays by WestCoast.
 - Property clean-up at 1699 AL being split between HOA and WestCoast (has been neglected for a long time).
 - 1682 AL tree trimming – we will request permit from County to remove it.
 - 1746 LV – pavers to be fixed; HOA will address repair of gutter seam and replace angled downspout (end). Other repairs/replacements are responsibility of homeowner if they want to do them.
 - Fedash will oversee paver repairs (trip/fall hazard) at LV addresses: 1746, 1748, 1630, 1504, 1754, 1768, 1672, 1712; and assess need for repairs at AL 1705 and 1784. Utilities needs to look at 1754 LV as their boxes may be involved. 1504 LV has several areas of concern. Fedash to oversee repairs to fall within estimated proposal of \$225-\$325 for 5 X 5 area. Isaly moved to approve repairs as stated above. Second: Nelson. All in favor. Motion carried.
 - Financial audit: Fedash to get two bids and specify that we want the "lowest level" of audit acceptable to meet State requirements. He has one bid but the level is not specified. We need two.
 - Suggestion to seal parking lots: defer for now as construction is still going on. Reconsider next year.
5. North Board Report (Inglis/Devaney). Grass near entrance to community was killed and replaced as a specific weed-control measure. NB will not maintain Area 21.
6. Grounds Report (Tuccio). Everything is covered below/in Property Manager's report.
7. Legal Report (Nelson). Report was emailed to members; reviewed briefly at meeting.

Old Business

8. Reserve study. Inglis moved to defer doing a reserve study now; consider doing it in 2018. Second: Nelson. All in favor. Motion carried.
9. Pool janitorial contract. Inglis moved to approve new contract with Affordable Work Orders for \$455/month and terminate QFC contract. Fedash to send letter. Second: Devaney. All in favor. Motion carried. Fedash will "walk" the property with new company and ensure a checklist is developed that covers what needs to be done so we can monitor compliance.
10. Roof replacement. Building 6 roof replacement started in mid- to late- June. Weather is still a factor – slowing things down. Tile work is subcontracted; Joe is on the case. Inspections going well so far. Annual roof inspection has been paid for; we need documentation of findings. Devaney monitoring.
11. C&R amendment regarding establishing residency requirement before renting. Devaney reviewed forms available at AmeriTech office but discrepancy exists (3 forms cannot be found). Push is on to get this done.

12. Fines/Violations. Marfiak's worksheet reviewed. BOD approved draft of a letter to be sent to 1690 AL. Fedash will research garage door insert companies to help 1684 AL; fine to be added to owner's account in 30 days if no action at that time. Pre-lien letter to 1702 AL.
13. Tennis court resurface. Work started Aug 3 and will last approx. 2 weeks. Board approved replacement of bench, garbage can and fence by AmeriTech – not to exceed \$500. Still need response from M. Hemmer about what to do about tree roots.
14. 1748 LV tree stump still there. WestCoast ground it but proximity of cables/utilities prevents total removal. Tuccio to discuss options for disintegrating stump with Hemmer. Associated paver repair underway.
15. Fire prevention/abatement measures. Inglis will coordinate date for sprinkler operation training with M. Hemmer.
16. South west pond weed control (behind first building on AL). South Board manager is taking care of this. Pond is responding to treatment. Will follow.
17. 1630 AL owner concerned about heavy limbs that need trimming next to her screened lanai. Limbs have been trimmed. Closed.
18. Mailbox replacement – Board requests more details about each company's product presented by AmeriTech. Invoice of one company has extreme details about what is included; the other does not. Hard to compare. Would like pictures of Creative Mailboxes product. Confirm parts will be replaceable. Inglis will confirm numbers of boxes needed.
19. Pool house bathroom renovation. Inglis is the point person on this for AmeriTech. Work should start next week. Rob Jarrell to check problem area in men's room – is it a drain (back up) problem? If so, let's get it fixed as part of this project. Fedash reports bench on patio needs replacement; will get bids and discuss with Inglis.
20. Main gate upgrades are complete and should be working properly. No further complaints have been forwarded. Tuccio to contact Sam to find out how to override lock in the event of power outage.

New Business

21. Isaly to coordinate with Fedash landscaping (by WestCoast) in fronts of several villas (plantings removed due to overgrowth before paint project). Replacements: sod and red ixoras.
22. Isaly suggests we think about power washing roofs (above garage doors). No decision.

Announcement: Next meeting will be September 12, 2017; Allegro; 7 PM.

Adjourned by Inglis at 8:35 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.

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