

EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

Monthly Board of Directors Meeting

At **Ameri-Tech**

24701 US Hwy 19 N. #102

Clearwater, FL 33763

December 12, 2017

Approved

- 1. Call to Order:** The meeting was called to order at 6:59 P.M. By President John Inglis
- 2. Determination of a Quorum:** Present were board members Judy Isaly, John Inglis, Vinnie Tuccio and Todd Nelson Resident attendees 7
The President announced that a quorum was present.
- 3. Approval of Minutes:** Judy Isaly moved to approve the November 2017 Minutes as posted and circulated by email and to dispense with the reading of them. Unanimous approval

Reports Presented

- 4. Treasurer's Report:** By Todd Nelson. Posted at eaglesreserve.info
- 5. Ameri-Tech Management Report:** By David Fedash report and commentary.
- 6. North Board Report:** By John Inglis
- 7. Legal Report:** By Todd Nelson
- 8. Grounds:** Recap by Tuccio/Fedash

Meeting Activity

- 9. Motion:** By Isaly to remove the Bismarck Palm at 1690 Arabian Lane. Second Nelson. Unanimous approval
- 10. Motion:** By Inglis to hire (FPAT) Felton Professional Adjustment Team to conduct a reserves Study for \$3,400 (per their bid to be verified by Ameri-Tech) for the purpose of creating a realistic baseline for insuring that we have sufficient monies budgeted for required replacement responsibilities. Second Nelson. Unanimous approval
- 11. Motion:** By Nelson to set the monthly maintenance fee at \$270 for 2018 with the possibility of appropriate adjustments being made based on the results of the Reserves Study. Second Inglis. Unanimous approval
- 12. Motion:** By Nelson to purchase 6 wall and 3 post lights from Frontier Lighting for a price of \$63 or less for wall style and \$99 or less for post style to insure community continuity as the items are being discontinued by the manufacturer. Second Isaly. Unanimous approval

Action Items: New or On Going

- (OG)** Work to consolidate record storage boxes for cost savings – Nelson/Fedash
- (OG)** Schedule irrigation "On Demand" fire hazard training in 2018 – Westcoast
- (OG)** Develop a new resident first contact program in conjunction with the estoppels' letter – Nelson
- (OG)** Repair utility damage (water leak) to sidewalk at 1520 Lago Vista – Fedash

- e. (N) Repair Pinellas Co water meter boxes in drive at 1754 Arabian – Fedash
- f. (N) Replace utility box cover at 1730 Arabian Lane – Frontier/Fedash
- g. (OG) Paint red stripe on trip hazard at pool - Tuccio

Meeting adjourned at 8:15 P.M. By John Inglis

Next Meeting is January 9, 2018 at 7.00 P.M. at the Allegro Retirement Center
1755 East Lake Road, Tarpon Springs, FL 34688

Respectfully submitted,

Todd Nelson, Secretary