

Eagles' Reserve Homeowners' Association, Inc.  
Monthly Board of Directors Meeting  
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688  
Minutes / February 14, 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, Dean Hoolihan 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 Dec 2016 Board meeting minutes and the Jan 2017 Organizational 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 distributed to members, made available to attendees, and is posted online.
4. Ameri-Tech Management Report (Ameri-Tech). Items are covered in the Inspection Report emailed to members and under Old Business (below). Board requested comments on items shown as "fair" or "poor" on report.
5. North Board Report (Devaney). The wall just outside our main gate has been power washed. New plantings will go in at North and South entrances.
6. Grounds Report (Tuccio). Items covered under Old Business (below).
7. Legal Report (Hoolihan). Hoolihan requested clarification of his role as legal liaison.
8. Paint Project Team (Inglis). Inglis will check to see if Leiner will work on pool bathroom refurbishment. The punch list is almost done. The pool area surface is pending the drain curing (AmeriTech).

#### Old Business

9. Tree trimming (Tuccio/Nelson). The contract was resubmitted because less trees than expected were cut down (22) and more trees than expected just needed trimming. More trees may have to be removed in the future but we will do it in smaller batches. Work to be completed soon. AmeriTech authorized to pay the bill for \$24,360.
10. Roof replacement. Devaney reports contracts have been carefully reviewed and will be signed soon. Likely will work one building at a time. Work expected to start in about 2 months. Craig Jacobson will work with Devaney on this.
11. WestCoast (new contract). Members have seen smaller mowers being used in back yards. Discussion to clarify if yard debris is being picked up on Thursdays? AmeriTech to contact them to pick up railroad ties at site of huge oak that fell on LV.
12. C&R amendment regarding establishing residency requirement before renting. AmeriTech reports 73 letters have been returned so far; 121 are needed.
13. Facebook point person. Inglis to contact Leiner about this, and Bob Bridges to ask if he will help write a blurb for the March newsletter.
14. Frontier check confusion. Resolved. Closed.
15. Pool area drain. Site is curing. Closed.
16. Puny palm that was replaced with a foxtail is doing well. Closed.
17. Mailbox replacement. Discussion: project involves coordination with mailman regarding installation, address notation, keys, etc. Is it more cost effective to buy one at a time or all at once? Nelson will get more information. Another point person would be good to help with this project.
18. Certified fine letters were sent to owners of 1756 LV and 1776 LV. AmeriTech states both "unclaimed".
19. Fine letters to be sent to: 1684 AL (sunburst on garage doors); 1500 LV (in disrepair). Pending legal approval of revised letters.

20. Doggie waste bags. 6400 bags are in storage. Nelson commented that 10,000 bags have been used, which seems like a disproportionately large number. Will discuss further.
21. Canal weed control. Inglis reports Ward Morgan met with Lake Masters Inc. who will do the clean-up for \$125/month. Tuccio moved to accept the bid from Lake Masters for \$125/month to clean up behind the LV homes (in ER only). Second: Nelson. All in favor. Motion carried. Morgan also agreed to continue to liaise with them and also to continue organizing the periodic palm fertilization.
22. List of rental units/leases. AmeriTech distributed a preliminary list. Isaly to follow up with dates and lease terms from her records.
23. List of new owners/renters for Welcome Group. No new ones.
24. Thumb drive of legal archives handed over to Hoolihan. Closed
25. Copies of contracts, guarantees, etc. to be handed over to Inglis by AmeriTech. Marfiak to keep on file. Also need copy of NB lawsuit resolution for our files.
26. Review of fine letters incorporating input from attorney. Discussed with Hoolihan. Final draft to be sent to our attorney.

#### New Business

27. 1690 LV. Mail forwarded to Inglis from Fox. Discussion: move to lien.
28. 1761 AL request to have the HOA replace French irrigation. Discussion: no action to be taken by Board.
29. Thank you gift to Fiona Cooney in appreciation for her outstanding work on the paint project.
30. Garage sale will be Oct 14, 2017 (only). Nelson will announce in newsletter.
31. Resurfacing tennis court. Nelson: it is "shot" now. Will cost approx. \$10,000 to resurface. AmeriTech to get info on insured companies to do the work.
32. Concerns raised by owner regarding liability regarding potential accidents at South side retention ponds that are clogged with weeds. Inglis reviewed Pinellas County Appraiser's website. Ponds belong to BRN and BRS. Hoolihan suggests minimal concern about liability; we do have liability insurance. Closed.
33. Legal status of 1806 LV. Action seems to be in slow motion. Hoolihan to consult with attorney to see if it can be moved along more quickly.
34. Parking lots too full with resident's vehicles precluding guest parking. Discussion: to be addressed in newsletter (Nelson). Inglis will talk with Bob Bridges for further ideas/action plan.
35. White lights on house on AL. Discussion: all agree to see if owner will agree to have them painted black.
36. Fence replacement: wood vs. PVC. Discussion: some remember discussing this perhaps more than 10 years ago. No record of outcome can be found. Plan: Isaly to propose a solution for further discussion.

Announcement: Next meeting will be March 14, 2017; Allegro; 7 PM.

Adjourned by Inglis at 8:40 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.