

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

1. The monthly Board of Directors meeting was called to order at 7:10 PM by President Inglis. Present were Board members John Inglis, Judy Isaly, Terry Devaney, Todd Nelson, Vinny Tuccio and Marcia Marfiak. Not present: Bill Hussey and Melissa Leiner. Phil Colettis 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 June 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 and was posted online.
4. AmeriTech Management Report (AmeriTech). Items are covered in the Property Management Report distributed to members.
Board members need time to review info about:
 - Two possible new pool area janitorial companies. AmeriTech to follow up with both to get specs for what they will do for what they are charging. This might meet our suggestion of having a "checklist" to report their findings when they come.
 - Bids for reserve study and financial audit.
 - Pool house renovation. Some plumbing repairs already done.
 - Mail box replacement options. Info about ADA compliance.Also:
 - Paint bubbles on several houses have been fixed. Moisture was trapped between the stucco and the paint.
 - Two "good" life preservers now present at pool. Issue closed.
 - Devaney noted there seems to be a systems problem - not getting feedback from AmeriTech about resolution of issues.
 - Devaney requested timely info on new residents (for Welcome Group and to help with getting C&R consent forms signed) and on renters vs. owner residents. Colettis says this is not as easy as it sounds but will try.
 - Colettis to check to see if 1702 LV has paid for July to determine if rights use suspension can be lifted.
5. North Board Report (Devaney). Nothing to report. Inglis will follow up on request to have them maintain Area 21.
6. Grounds Report (Tuccio). Rain is helping the grass grow in where trees were removed so probably no need to lay sod. Will watch and see.
7. Legal Report (Nelson). Summary of report was emailed to members prior to meeting. Nelson distributed summarized proposal based on input from our attorney regarding approach similar to "parking ticket" for common parking violations. Alternate measure: ask Sheriff's Dept to patrol and enforce laws in our community (which they don't do now as this is a "private" community). Board to consider both options.

Old Business

8. Roof replacement. Building 6 roof replacement started in mid- to late- June. Weather will be a factor this time of year. Devaney monitoring.
9. C&R amendment regarding establishing residency requirement before renting. Thanks to Joanne for help in getting a number signed. Approximately 20+ still needed. Owners of rental units should be encouraged that limiting the number of future rental units will make their current rental units even more desirable!

10. Fines/Violations. Marfiak's worksheet reviewed with members. There has been some confusion getting letters processed by AmeriTech correctly – process needs to improve.
11. Tennis court resurface. Still pending. AmeriTech to follow. Still need professional determination about whether to cut roots or not, and when to cut them. Mike Hemmer considering.
12. 1748 LV tree stump still there. M. Hemmer has agreed that he will grind it (couldn't when the project was underway as car was blocking area). It has already been paid for.
13. Fire prevention/abatement measures. Inglis will ask BRN again to cut back the area behind AL townhomes as this is common area property (Area 21) that they are responsible for. Inglis will coordinate date for sprinkler operation training with M. Hemmer.
14. Claim for reimbursement of pest control-related expenses by 1687 AL. Discussion by members. All agreed that this is the responsibility of the homeowner, not the HOA.
15. 1746 LV drain pipe issue/sunken pavers. Inglis will contact owner and asks that Fedash and/or WestCoast give input as well before conclusion is made/responsibility assigned.
16. Weeds out of control in south west pond (behind first building on AL). Thanks to Fedash for contacting the South Board manager who promptly got the pond treated. Due to rain and heavy growth, resolution may take more time/another treatment. There already has been improvement. Will follow.
17. 1630 AL owner concerned about heavy limbs that need trimming next to her screened lanai. Tuccio and WestCoast to evaluate.

New Business

18. Fine Committee met before the Board meeting to hear appeal of 1684 AL (missing garage sunburst windows); members reviewed and upheld the fine. Isaly moved to approve the Committee's recommendation to uphold the \$1000.00 fine but to waive it if the owner installs the required sunbursts within 21 days (from the date of the notification letter). Second: Devaney. All in favor. Motion carried. Marfiak to draft letter and send through AmeriTech.
19. Establish permanent Fine Committee members/substitutes. Isaly recommends establishing a core group with alternates, to prevent the repeated scramble to find volunteers every time there is a need. F. Cooney and D. Morgan agree to be members; possibly K. Morgan as well. Each Board member to ask one more person to serve, and give name and contact info to Isaly.
20. Marfiak noted the fire extinguisher at the pool seems to be out of date. AmeriTech to follow up.
21. Touch-up paint is available in the pool storage closets for use by owners. Contact property manager at AmeriTech for access to closet.
22. In response to comment by attendee, members agreed that Nelson could purchase 3 pool patio umbrellas for \$100.

Announcement: Next meeting will be August 8, 2017; Allegro; 7 PM.

Adjourned by Inglis at 8:20 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.