

Eagles' Reserve Homeowners' Association, Inc.  
Monthly Board of Directors Meeting  
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688  
Minutes / June 13, 2017 **(Approved)**

1. The monthly Board of Directors meeting was called to order at 7:00 PM by Vice President Isaly. Present were Board members Judy Isaly, Terry Devaney, Todd Nelson, Vinny Tuccio, Bill Hussey, and Marcia Marfiak. Not present: John Inglis and Melissa Leiner. Giancarlo Gonzalez, David Fedash and Phil Colettis attended from AmeriTech. The Vice President announced that a quorum was present and acknowledged the resignation of Dave Williams effective June 1, 2017. Notice of the meeting was posted as required.
2. Approval of minutes. Marfiak moved to approve the May 9, 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, posted online, and was summarized by Nelson.
4. Ameri-Tech Management Report (Ameri-Tech). Items are covered in the Property Management Report distributed to members. Of interest:
  - AmeriTech to research pool janitor company to provide better service. Duties to be specified in writing.
  - Problems reported over past weekend due to corroded phone line needing replacement discovered as upgraded gate access system was being installed. New system will allow greater number of long distance lines able to be used for access. Problems are being resolved.
  - Fedash got two bids for reserve audits. Will get more info on these as well as on study on how money is being spent, as requested.
  - Fedash confirmed with our attorney that once delinquent payments are made, the attorney fees are withheld and the remainder is sent to our account in approx. 10 days. He will follow up.
  - Fedash has had several calls about house paint bubbling. Will follow up; work is under warrantee.
  - AmeriTech to check to ensure 2 "good" life preservers present. If not, replace as needed. Possibly locate them under patio cover to reduce weather exposure.
5. North Board Report (Devaney). BRN will not cut back the preserve overgrowth behind the AL townhomes.
6. Grounds Report (Tuccio). The new irrigation pump is in. We are waiting for rain to lay sod in places where trees were removed.
7. Legal Report (Nelson). Summary of report was emailed to members prior to meeting. Nelson summarized our attorney's input on towing cars from driveways (it is possible but is a VERY tedious and meticulous process). Alternative process (similar to a "parking ticket" procedure) for common parking violations to be developed and approved by our attorney before implementation. More to follow.

### Old Business

8. Roof replacement. Devaney explained that delays have occurred due to rainy weather and with Lambert getting their equipment on site. They have been directed to get started and to "work around the weather". Roof inspections are underway.
9. C&R amendment regarding establishing residency requirement before renting. Approximated 31 more are needed. Devaney following.
10. Mailbox replacement. One quote received from Dave Williams. Discussion: this bid was high; we need more bids. All agree we do not want to cluster boxes but to have them distributed as they are now. AmeriTech to get bid(s) – looking especially at getting a product for which replacement parts are easily available.

11. Fines/Violations. Marfiak's worksheet shared with members. Fine Committee met before the Board meeting to hear appeal of 1702 AL (wrecked car). Owner did not attend. Members reviewed and upheld the fine.
12. Tennis court resurface. Nelson moved to accept Welch Tennis Court bid of \$5730 to resurface the court. Second: Tuccio. All in favor. Motion carried. Roots will be evaluated later but not cut prior to installation due to liability issue (per Mike Hemmer cutting them might weaken trees and allow them to fall). AmeriTech to coordinate getting the job done.
13. Pool house restroom renovation. Tuccio has not had callbacks from several handymen. AmeriTech will coordinate this project. Fedash will walk the property on Friday, June 16 to understand what needs to be done prior to getting bids.
14. Pool Wizards have taken over the pool contract. Closed.
15. 1648 LV tree stump was removed by hand due to proximity to irrigation lines however part of stump and roots remain making site inappropriate for replacement tree.
16. 1748 LV tree stump still there.
17. Palm fertilization done. Thanks to the Morgan extended family for their efforts!!!
18. On hold pending Inglis' return: Cutback behind AL townhomes for brush fire control. Training Board member volunteers on how to operate sprinkler system in event of fire. Inglis and Tuccio to walk/inspect lot line. Fedash requested to be notified so he can attend.

#### New Business

19. Villa on AL with paper on garage door windows. Isaly reports home is empty; owner does not live in it. Also, wood gate is crumbling and WestCoast can't access for mowing. Marfiak to prepare courtesy letter.
20. Weeds out of control in south west pond (behind first building on AL). AmeriTech to contact Ward Morgan and get bid from Lake Masters to include this pond.
21. Owner of unit in first building at gate concerned about heavy limbs that need trimming. We have so many trees and some will "always" need trimming. Tuccio and WestCoast to evaluate.

Announcement: Next meeting will be July 11, 2017; Allegro; 7 PM.

Adjourned by Isaly at 7:54 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.