

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / March 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, Dave Williams and Marcia Marfiak. 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 February 14, 2017 minutes as circulated by email and to dispense with reading them at this time. Second: Devaney. All in favor. Motion carried.
3. Inglis announced that Dean Hoolihan resigned from the Board on Feb 16. Dave Williams was elected by the Board to serve as replacement. Nelson will serve as Legal Liaison.

Reports

4. Treasurer's Report (Nelson). The financial report was emailed to members and is posted online.
5. Ameri-Tech Management Report (Ameri-Tech). Items are covered in the Inspection Report distributed to members and under Old Business (below).
6. North Board Report (Devaney). New plantings have gone in at North and South entrances.
7. Grounds Report (Tuccio). Tree trimming will start at end of March. Trees at 1800 LV are being addressed.
8. Legal Report (Nelson). Report had been emailed to Board members. Discussion of few items. Williams suggested documenting maintenance issues at 1806 LV "for the record".
9. Paint Project Team (Inglis). Project complete and final payments made. Leon Fox was thanked for all of his work on this successful project.

Old Business

10. Pool area. Leiner asked Gonzalez to get pool house renovation bids to share for review. Both restrooms need ventilation. Hussey is looking into patio furniture replacement options. Surface will be power washed and painted imminently pending good weather.
11. DisposAll was recognized for providing a dumpster for use by the community over the weekend of March 4-5 free of charge. Old, broken items in the pool house closets were cleared out. Old paint was hauled to the county solid waste collection site.
12. Roof replacement. Devaney reviewed options for hiring a project inspector in addition to the contractor doing the work due to the use of a new underlay product. Product used on the other community roofs is no longer available. One option is Owen Baynard for \$7100. Much discussion. Decision tabled until more info is available.
13. WestCoast (new contract). Smaller mowers being used in back yards. Inglis is in discussion with Mike Hemmer to get clarification in writing about "every Thursday debris removal" as required by the Board.
14. C&R amendment regarding establishing residency requirement before renting. AmeriTech reports 81 letters have been returned so far; 121 are needed.
15. Facebook point person. Marfiak agreed to get more information about this.
16. 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? Parcel box should close when not in use and not hang open. Williams will get more information.
17. Certified fine letters were sent to owners of 1756 LV and 1776 LV. AmeriTech states both "unclaimed". Status unchanged.
18. Fine letters to be sent to: 1684 AL (sunburst on garage doors); 1500 LV (in disrepair; work has been observed; garage door open and unable to be closed); 1702 AL wrecked car in driveway. Pending legal approval of revised letters.
19. Inglis asked Gonzalez to provide him with a copy of the Artistic Pool contract.

20. Review of fine policy and letters. Our attorney has provided his “boiler plate” policy and letters. Inglis and Marfiak agree that a combination of his “legal” version and one that is more readable is desirable. Marfiak to work on it.
21. Tennis court resurface. Tree roots are disrupting the surface. Professional opinion needed on how to handle this. Discussion: Gonzalez to get a bid.
22. Parking lots full. Residents have been observed using lots instead of keeping their cars in their own garages/driveways. Nelson offered to address this in a blast email.
23. Wood fences. Isaly moved to require that AL villa wood fences may be repaired with a like wood material, but if replaced, they must be white PVC. Second: Leiner. All in favor. Motion carried.

New Business

24. DisposAll has offered a shredder free of charge. Discussion: good idea but should be for Eagles’ Reserve only. Marfiak to follow up.
25. Ward Morgan graciously offered to continue monitoring weed control on the canal.
26. One trash collection company was observed collecting on Wednesday which is against our rules. Ward Morgan is following up with them.
27. Car towing. Williams offered to call company when necessary.
28. Nelson suggested putting all motions that are carried as an info item in the newsletter.

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

Adjourned by Inglis at 8:37 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.