

Eagles' Reserve Homeowners' Association, Inc.
Monthly Board of Directors Meeting
At Allegro / 1755 East Lake Road / Tarpon Springs, FL / 34688
Minutes / May 9, 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, Dave Williams and Marcia Marfiak. Not present: Melissa Leiner, Vinny Tuccio, Todd Nelson and Bill Hussey. 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. Isaly moved to approve the April 11, 2017 minutes as circulated by email and to dispense with reading them at this time. Second: Marfiak. All in favor. Motion carried.

Reports

3. Treasurer's Report (Nelson). The financial report was not available from Ameri-Tech prior to the meeting.
4. Ameri-Tech Management Report (Ameri-Tech). Items are covered in the Property Management Report (distributed to members) and under Old Business (below).
5. North Board Report (Devaney). NB is moving ahead with foreclosing on 1702 LV and 1690 LV.
6. Grounds Report (Tuccio). No report.
7. Legal Report (Nelson). Summary of report was emailed to members prior to meeting.

Old Business

8. Roof replacement. Devaney explained that Ameri-Tech's address was made the "official, legal" address on paperwork for roof replacement so work permits can now be pulled. Due to holiday, we anticipate work to start on May 30. He will work with Nelson to send out parking rules for affected units. Dryer vents on roofs of these buildings will be inspected as a matter of interest.
9. C&R amendment regarding establishing residency requirement before renting. Approximated 40 more are needed. Devaney following.
10. Mailbox replacement. Williams getting more information. Broken mailbox on LV was repaired by Tuccio, with our thanks.
11. Violation letters have been sent to: 1684 AL (missing sunburst on garage doors); 1702 AL (wrecked car in driveway); and, 1806 LV (general disrepair). Ameri-Tech/Marfiak to follow due dates for required actions. Ameri-Tech was asked to contact Waste Management to reinforce that they cannot pick-up on Mon/Wed (as one resident on AL seems to be getting Monday pick-up).
12. Tennis court resurface. No discussion.
13. Pool house restroom renovation. Tuccio purchased two pedestal sinks. Tuccio/Ameri-Tech to work with handyman to get the job done.
14. Pool. Passed health inspection. Pool Wizards to take over.
15. Shredder. Marfiak reports no response from DisposAll. Multiple opportunities in surrounding area for shredding. No further efforts to schedule event in our community.

New Business

16. Cutback behind AL townhomes for brush fire control. Inglis reported on recent fire noted by and extinguished by AL resident. Fire department responded. Inglis will put 6-8 foot cutback responsibility on BRN meeting agenda. Mike Hemmer of WestCoast to train Board member volunteers on how to operate sprinkler system in event of fire. Inglis and Tuccio to walk/inspect lot line.
17. Tree stumps on LV. 1648: Inglis to follow up. 1748: truck was in driveway when trimming was done recently. Ameri-Tech reports work was paid for; WestCoast to grind.
18. Palm fertilization. Inglis will coordinate with Ward Morgan to get it done before June 1 deadline. Volunteer(s) appreciated.
19. 1665 AL ARC request discussed and approved.

20. Fine/Violation spreadsheet. One used by AmeriTech is not useful for Board's needs. Marfiak to develop one to summarize ongoing activity "at a glance".
21. M. Leiner unable to attend meetings due to multiple medical issues. Board members agree she should stay on Board if she is able, and attend meetings in person or via phone-in, if possible. Will attempt to find work she may be able to do at home, as she is able (as she is working at home). We wish her well.
22. June meeting. Inglis will be absent. Isaly to chair. Devaney to put out NB meeting signs.

Announcement: Next meeting will be June 13, 2017; Allegro; 7 PM.

Adjourned by Inglis at 8:14 PM.

Comments from Attendees.

Respectfully submitted by M. Marfiak, Secretary.