

EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

Monthly Board of Directors Meeting

At the Allegro Retirement Center

1755 East Lake Road, Tarpon Springs, FL 34688

October 9, 2018

Approved

- 1. Call to Order:** The meeting was called to order at 6:58 P.M. By President Leon Fox
- 2. Determination of a Quorum:** Present were board members Darcy Morgan, Vinnie Tuccio, Leon Fox, Doris Leonardo, William Hixon and Todd Nelson

Resident attendees 2

The President announced that a quorum was present.

- 3. Approval of Minutes:** Todd Nelson moved to approve the September 2018 Minutes as posted and circulated by email and to dispense with the reading of them. Unanimous approval.

Reports Presented

- 4. Treasurer's Report:** By Doris Leonardo and posted at eaglesreserve.info
- 5. Ameri-Tech Management Report:** By David Fedash report and commentary.
- 6. North Board Report:** By Vinnie Tuccio that they were upset that an irrigation bill was higher than the original estimate.
- 7. Legal Report:** By Todd Nelson that we currently have only one active case.

Meeting Activity

- 8. Motion:** By Fox to repair driveway damage at 1674 Arabian Lane at a cost not to exceed \$6,000.00. Second Nelson. Unanimous approval.
- 9. Motion:** By Nelson to have all rentals meeting the lease term length, having the appropriate amount of people and with those people having passed a criminal background check be automatically approved by our management company with those not meeting these requirements to be referred to the full board for consideration. Second Tuccio. Unanimous approval.
- 10. Motion:** By Nelson to use the shorter two-page lease application form for all new leases. Second Tuccio. Unanimous approval.
- 11. Motion:** By Fox to approve the tenants at 1754 Arabian. Second Nelson Motion Passed.

Action Items: New or On Going

- (OG)** Work to consolidate record storage boxes for cost savings – Nelson/Fedash
- (OG)** Send violation letters to two residents for unapproved fences and two Lattices - Fedash
- (OG)** Look into creating a long-term landscaping program using the services of a professional landscaping architect to create a methodology and a budget. – Fox
- (OG)** Continue to get pricing on increasing streetlight illumination through NB. – Fedash
- (N)** Contact A-1 Towing and refresh their understanding of our parking rules. – Fedash
- (N)** Have a 2019 budget meeting. Leonardo, Nelson and Fox
- (N)** Have West Coast determine problem with sod between 1766 -1770 Arabian. – Fedash
- (N)** Call Pinellas Co Sheriff's dept. for best way of getting rid of possible drug dealers. - Fedash
- (OG)** Monitor engineer doing a cost study to reduce taxes due to water run-off charge. - Fedash

Meeting adjourned at 8:15 P.M. By Leon Fox

Next Meeting is November 13, 2018 at 7.00 P.M. at the Allegro Retirement Center
1755 East Lake Road, Tarpon Springs, FL 34688

Respectfully submitted, Todd Nelson, Secretary