

EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

Monthly Board of Directors Meeting

At the Allegro Retirement Center

1755 East Lake Road, Tarpon Springs, FL 34688

September 11, 2018

Approved

1. **Call to Order:** The meeting was called to order at 7:00 P.M. By President Leon Fox
2. **Determination of a Quorum:** Present were board members Darcy Morgan, Vinnie Tuccio, Leon Fox, Pat Ehrman, Doris Leonardo, Amir Lakhani, Scott Leonard and Todd Nelson

Resident attendees 4

The President announced that a quorum was present.

3. **Approval of Minutes:** Todd Nelson moved to approve the August 2018 Minutes and the Conference Call Minutes of August 30, 2018 as posted and circulated by email and to dispense with the reading of them. Unanimous approval for both.

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 Leon Fox that they are replanting the front entrances
7. **Legal Report:** By Todd Nelson that our legal activity is at an all time low.

Meeting Activity

8. **Motion:** By Tuccio to hire West Coast Lawns to apply 120 yards of dark brown nuggets (mulch) at a cost of \$5,040.00. Second Ehrman. Unanimous approval
9. **Motion:** By Nelson to hire H2O to pressure all the driveways and sidewalks in the community at a cost of \$5,000.00 Second Ehrman For: Nelson, Tuccio and Morgan Against: Fox, Ehrman, Lakhani, Leonard and Leonardo Motion Failed
10. **Motion:** By Fox that the new lease approval form contain a line asking if anyone had been convicted of a felony, Second Morgan. Lakhani against. Motion carried
11. **Motion:** By Fox that the new lease approval form asking how many total cars and a warning that commercial vehicles needed to be kept in the garage or have the signage covered. Second Morgan Unanimous approval

Action Items: New or On Going

- a. **(OG)** Work to consolidate record storage boxes for cost savings – Nelson/Fedash
- b. **(OG)** Reformat #3 simplified rental application form to two pages – Lakhani
- c. **(OG)** Men's Bathroom repair. - Fedash
- d. **(OG)** Get opinion from engineer on best method to repair four broken driveways - Fedash
- e. **(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
- f. **(OG)** Get pricing on increasing streetlight illumination through NB. – Fedash
- g. **(OG)** Convert to Ameri-Tech web hosting eaglesreserve.info from At-home.net – Nelson
- h. **(N)** Get price from engineer to do a cost study to reduce taxes due to water run-off charge. Williams/Fedash

Meeting adjourned at 8:12 P.M. By Leon Fox

Next Meeting is October 9, 2018 at 7.00 P.M. at the Allegro Retirement Center
1755 East Lake Road, Tarpon Springs, FL 34688
Respectfully submitted, Todd Nelson, Secretary