

EAGLES RESERVE HOMEOWNERS ASSOCIATION, INC.

Ameri-Tech Office – 24701 US HWY 19 N

Clearwater, FL 33763

December 10, 2019

DRAFT

2020 Budget Adoption Meeting

Call to Order: The Budget Adoption meeting was called to order at 7:00 pm by President Leon Fox. Present were board members Leon Fox, Doris Leonardo, Scott Leonard, Vinnie Tuccio and Pat Ehrman. Absent Judy Isaly and Craig Jacobson. David Fedash represented Ameri-Tech.

Residents in attendance: 20

1. Determination of a Quorum: The President announced that a quorum was present.
2. Proof of Notice: A notice of the meeting was posted as required.
3. The vote to waive financial reporting passed with a quorum.
4. A motion was made by Treasurer Doris Leonardo to approve the 2020 budget as presented. The motion was seconded by Secretary Pat Ehrman and passed unanimously by the board members present.

The meeting adjourned at 7:34 pm.

Regular December Board Meeting

Call to Order: The meeting was called to order at 7:35 pm by President Leon Fox. Present were board members Leon Fox, Doris Leonardo, Scott Leonard, Vinnie Tuccio and Pat Ehrman. Absent Judy Isaly and Craig Jacobson. David Fedash represented Ameri-Tech.

Determination of a Quorum: The President announced that a quorum was present.

Residents in attendance - 20

Approval of Minutes: Scott Leonard moved to approve the November 2019 Minutes. Vinnie Tuccio seconded and there was unanimous approval.

Reports Presented

- a. **Treasurer** – The report was distributed and has been posted on eaglesreserve.info/reports.
- b. **Ameri-Tech** – Fedash reported on items noted below.

c. **North Board** – Fox provided several samples of paint colors for the entrance upgrades being considered by the Board.

d. **Grounds** – Fox/Fedash reported on items concerning the grounds as noted below.

e. **Legal** – Leonard/Fedash reported 1660 Arabian has been closed out and our attorney and accounting have been advised. There are two accounts 90 days past due and 2 accounts 30 days past due.

Old Business:

1. **Update on landscaping project/budget** – Phases 1-5 on Arabian have been completed. Phase 6, the final homes on Arabian, should be completed by the end of next week. We are currently \$40,422 under budget. Landscaping renovations on Lago Vista will begin in the spring when the cold weather subsides. The landscape committee will continue working with Westcoast to design the first phases on Lago Vista. Westcoast will stake the new trees this week as some of the smaller ones are leaning in the wind.

There was discussion between several owners in attendance and the board about the landscaping project. Some owners are displeased with the HOA's decisions on tree/plant removal on individual properties. It was noted that work was being coordinated with Westcoast along guidelines from a professional landscape architect. The landscape committee is working with Mike Hemmer to determine what existing landscaping works within the guidelines of the new plans. The HOA has the right and responsibility to make these decisions under section 8.2 of our Declaration of Covenants.

Irrigation - Several owners have reported leaks in the sprinklers, saturated ground and poor drainage. Westcoast is working on irrigation repair requests at several properties as well as checking and updating the sprinkler system. Sprinklers have been cut back from three times a week to two to reduce the problems. They will do a full irrigation system test in the next few weeks. Owners were advised to contact Mike Hemmer at Westcoast via email and to copy Tuccio and Fedash on the email requests. (mhemmer@westcoastlawns.com)

2. **1684 Arabian Lane garage door sunburst window** – Fedash reported that it was determined that sunburst panels are not available for the two garage doors and the only option would be to replace the doors at a cost to the owner of \$1,800 each. Tuccio made a motion we allow the current doors to remain in place. Should they ever need to be replaced, a proper door with sunburst windows would be required to be compliant. The motion was seconded by Leonard. All were in favor.

3. **Slippery sidewalks on Arabian** – Fox noted that sprinklers have been cut back to two days a week to help with the excess water flowing onto the sidewalks. Fedash reported he received an estimate of \$3,850 to pressure wash Arabian Lane sidewalks and driveways. It was decided to wait until next year to do this.

4. **Bubbling paint issues** – Leonard consulted with our attorney regarding Sherwin Williams responsibilities for the issues that have developed since the 2016 paint project. Sherwin Williams has denied liability stating the issues stem from improper preparation by PNR, the contractor responsible for repair of problem areas prior to painting. These include stucco and wood repair. It was noted that most of the current problems stem from rusted screws from lanai screen areas

allowing water to seep into the walls behind the paint. The question lies in whether PNR made appropriate recommendations for repairs, including sealing the screws. It was recommended that a letter be drafted to PNR outlining the problem areas. Leonard will ask our attorney what it would cost to have him contact PNR. Leonard also noted that mold growth on the painted walls is probably not the fault of Sherwin Williams, due to warranting for mold resistance rather than prevention. Any mold presence will be addressed when the sidewalks and driveways are to be cleaned.

New Business:

1. **Mailbox cleaning** – Leonardo noted that some of our mailboxes have mold and need cleaning. Fedash will ask the janitorial service to clean them.
2. **Driveway repairs** – Fedash reported that several driveways need repairs/replacement. All the concrete drives are cracked, some worse than others, and several constantly leak groundwater. Fedash received two estimates to repair 1685 Arabian – one from Low-Cost Concrete for \$8 sq. ft and one from J. Bolt for \$9.60 sq. ft. Based on the requested specs, Tuccio proposed that we choose J. Bolt’s estimate. Leonardo seconded. Motioned passed. As there are several other driveways in need of repair, the board will look at the locations and discuss options in January. It was noted that repairs will be cheaper if more than one is completed at a time.
3. **Owner requests** – 1755 Arabian requested sod be installed where a tree was removed. Ehrman made a motion, seconded by Leonard that sod be installed if less than \$750. All approved.

1712 Lago Vista is requesting the HOA pay for adding 7” gutters and a downspout to replace their 6” gutters. After board discussion about our responsibility Leonard made a motion with Tuccio seconding and all in favor to pay \$588 for gutter repair. This amount estimated by Absolute Gutters covers replacement of the 6” gutters only. An upgrade to 7” and an additional downspout are upgrades that the owner would be responsible for.

1749 Arabian had a tree cut down and needs to have the stump ground up. Fedash noted it would be taken care of when Westcoast brings in the stump grinder to do all the stumps.

1754 Lago Vista requested additional “no street parking” signs be installed as his renter’s U-haul was towed. After board discussion the request for additional signs was denied.

Thank you to Jenny Marshall, Patricia Argo, Elizabeth Sirna and Vinnie Tuccio for purchasing and decorating our ER entrance for the holidays. Our entrance looks very festive and their efforts are much appreciated. The HOA contributed \$500 to the decorations and additional lights were loaned by Patricia Argo. Decorations purchased with HOA funds will be stored in the pool storage closet after the holidays for future use.

The *Annual HOA Meeting* will be held at Addington Place, 1755 East Lake Road on January 14, 2020, at 7:00 PM.

The meeting was adjourned at 9:06 pm by Leon Fox

Respectfully submitted, Pat Ehrman