

**Eagles' Reserve Homeowner's Association, Inc.**  
**Board of Trustees Monthly Meeting**

**Allegro Retirement Center 1755 East Lake Road, Tarpon Springs, FL 34688**

October 7, 2019 - 7:00 pm – Minutes

**Please Note:** Owners may sign up to comment on agenda items during the discussion period. Comments on non-agenda items will be entertained at the end of the meeting after agenda items have been heard.

1. Call to Order and Certify Quorum: The meeting was called to order at 7:01 pm by President Leon Fox. The president announced that a quorum was present, and notice was posted as required. Present: L. Fox; J. Isaly; D. Leonardo, C. Jacobson, S. Leonard and P. Ehrman. Absent: V. Tuccio. David Fedash represented Ameri-Tech. Residents attending: 9
2. Approval of Minutes: Isaly made a motion to approve the September minutes, seconded by Jacobson. All in favor.
3. Reports:
  - a. **Treasurer** – Due to the change in meeting date the report was not yet ready but will be posted on eaglesreserve.info/reports once received.
  - b. **Ameri-Tech** – Fedash reported on items noted below.
  - c. **North Board** – Fox reported that the electric box was being moved from the North Board guard house. ER will now be billed separate from the North Board by Duke. Fox asked for estimates to paint the outside walls of the community.
  - d. **Grounds** – Fox reported on items concerning the grounds as noted below.
  - e. **Legal** – The legal report was distributed. There is only one account (1660 Arabian) outstanding with the attorney. In addition, one account is 90 days past due and was sent a Notice of Lien. One account is 60 days past due and has received a delinquency notice. Five accounts are 30 days past due and have received late notices.

**Old Business:**

1. **Landscaping project** – Fox presented two different bids for the next phase of homes; one for \$18,637 including removal of four Washingtonian palms and one for \$15,047 without removal of the palms. After discussion about the palms, Isaly made a motion to accept the contract for \$18,637 with removal of the Washingtonians. Jacobson seconded, all approved. This contract includes the following addresses: 1673-1687 Arabian (Villas) and 1670-1684 Arabian (Townhomes).

Fox proposed that in order to accelerate the project, a committee of three including Leonardo, Jacobson and Tuccio be assembled to oversee planning and approval of estimates with West Coast for subsequent phases. Leonard seconded, all approved. Before and after photos will be taken by the committee to document the project. A spreadsheet is also being maintained by Ehrman to track the budgets for each phase of the project.

2. **1684 Arabian Lane garage door window** – Fedash will send a second warning letter to the owner on October 12.
3. **Email collection** – Ehrman reported she is missing approximately 60 owner emails. A list of names and addresses was given to Leonardo who will try to help get these emails.
4. **Slippery sidewalks** – Fedash will follow up on getting the estimate from Mu-Grow to run a drain or grate under the sidewalks to eliminate the water running onto the sidewalks. Westcoast previously provided an estimate of \$350-\$400 each to do this.
5. **Front gate** – Leonard proposed that we accept the bid from SL Stewart, LLC for installation of a row of LED lights at the bottom of each gate. Jacobson seconded and all approved. The cost of approximately \$760 will be covered by State Farm under our claim for the accident, as will the cost of the new message board. Apparently, the front entrance gate is not closing at night. Fedash will have the timers checked. Fedash is also aware of several paint issues on the column and keypad and is having them repainted.
6. **Bubbling paint** – Fox is working on getting the paint company to repair the issues. There are also some areas bubbling on the pool closet door.

#### **New Business:**

1. **Security at pool and entrance** – There was discussion with the board and attending residents about security cameras at the pool and entrance. Several noted cameras had not worked as a deterrent in the past and were not a good investment. Lighting in the parking lots was recently improved. Trees in the pool parking lot will be trimmed so the lights are not blocked.
2. **Bike rack at entrance** – A request was made to have a bike rack installed at the front entrance for students catching the bus. As there is no place inside our gates for a bike rack and the property outside the gates belongs to the North Board, any decision to have a bike rack would need to be addressed with the North Board.
3. **Decorating front gates for holidays** – Resident Jenny Marshall volunteered to take the lead decorating our front gates for the December holidays. Isaly proposed the Board donate \$500 towards the decorations, Ehrman seconded and all approved.
4. **1751 Arabian roof warranty/room addition** – After the warranty was voided by the tie in of the addition to the existing roof, Lambert inspected the roof and will reinstate the warranty for \$1,200. The owner is working with the contractor to do this.
5. **Resident issues** –
  - a. John Inglis asked about our document release policy. Fox stated that since our newer website is not secure, many documents, including financials, can't be posted – some for legal reasons, others for operating reasons, and requests must go through Ameritech. David Fedash was asked to give recommendations on guidelines for document release. The item will be put on the agenda for next month.
  - b. The driveway at 1685 Arabian Lane is cracked and grass is growing through the cracks. Fedash will get estimates on replacing the driveway.
  - c. Several residents mentioned issues with gutters and landscapers. Residents should contact David Fedash with any issues.

Meeting Adjourned at 8:39 pm by Leon Fox  
 Next Meeting – November 12, 2019; Allegro; 7:00 PM  
 Submitted by P. Ehrman