

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

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

September 10, 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 6:58 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, V. Tuccio, C. Jacobson, S. Leonard and P. Ehrman. David Fedash represented Ameri-Tech. Residents attending: 12
2. Approval of Minutes: Isaly made a motion to approve the August minutes, seconded by Jacobson. All in favor.
3. Reports:
 - a. **Treasurer** – The report was distributed to the Board and has been posted on eaglesreserve.info/reports
 - b. **Ameri-Tech** – Fedash reported on items noted below.
 - c. **North Board** – Fox stated there was nothing new to report at this time.
 - 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. The Board will periodically check on this account.

Old Business:

1. **Landscape Project** - Fox gave an update on the landscape project. The brick walls on the entrance planters were completed and look good. Work on the first group of homes on Arabian Lane began on August 26 and was completed today. These homes included the first two villas (1657/59 and 1665/67 Arabian) and first four townhomes (1630/36, 1640/46, 1650/56, 1660/66 Arabian). All agreed that the work done looks great and is an improvement from the existing landscaping which was overgrown and/or sparse. Ameritech will meet with board members to inspect the work and discuss moving forward with the next group of homes. An estimate will be submitted to the board from Westcoast for the cost of this next phase based on improvements to each individual home. Westcoast irrigation staff are working with the landscape team to make sure all areas have adequate coverage. The first group of homes were budgeted at \$28,434 of the total landscape budget of \$299,976. It should be noted that this first phase came in under the estimated budget. No funds will be requested of owners for this project as it has been budgeted from the ER deferred maintenance reserve account.

2. **Pool Renovations** - Fedash reported that pool renovations are complete. The planters were rebuilt and the dead or dying plants have been or are being replaced. Gutters have been installed. Bathroom doors were cut, and rehung and new faucets installed. It was mentioned that the bathroom locks are not working correctly. Fedash will check them. The brick pavers were installed on the pool deck, cabana and walkway. The step by the cabana area has been smoothed over so there is no longer a step down. Fedash noted that Mu-Grow was great to work with. The total budget for the renovations was \$19,500 for pavers and drainage work, and \$10,340 for Landscaping. The entire budget for all renovations, including the pool area, is \$319,476.
3. **Bubbling paint** – The paint will be addressed at the three homes noted. These include 1736 Arabian, 1726 and 1790 Lago Vista. Fox noted that we have a ten-year warranty on the paint with Sherwin Williams.
4. **Slippery Sidewalks** – Fedash reported that H2O came out and spot treated the slippery algae problem areas on the sidewalks and gutters of the street. As this will be an ongoing issue due to the yard drainage, we are looking into long term solutions. Westcoast provided an estimate of \$350-\$400 each to extend homeowner drains under the sidewalks. Mu-Grow will also provide an estimate for this. Letters will be sent to owners advising that their drains flowing onto the sidewalks are creating a safety hazard due to slippery algae growth. This item is pending. H2O also pressure cleaned the entry retaining wall to remove algae and mold.

New Business:

1. **Community Newsletter** – As the homeowner that offered to assist with a newsletter was not in attendance, the item was not discussed.
2. **E-mail Collection Campaign** - The need for a vehicle to communicate information to the owners was discussed by the board and resident attendees. With no newsletter and lack of a majority of email addresses to send email blasts, Facebook and the ER website are our only means of communication. Ideas for collection of owner contact information was discussed. Ways to collect owner/renter contact information will be looked into and discussed further. All noted there is a need for the community, as a whole, to obtain current news. It should be noted that there are two places on the Contact and New Resident pages of our website to sign up for information and send in contact information.
3. **Preferred Vendors for Termite and Pest Control** - Residents expressed a desire to have recommendations for a preferred vendor to possibly obtain discounts as a community. It was noted that if an owner has a problem with termites it is their responsibility to have the home treated and that treatment may involve inclusion of all attached homes. Ehrman mentioned that there is a preferred vendor list on our ER website on the Home page at the bottom of the Emergency Management link.
4. **Sunburst Window** – Isaly noted that 1684 Arabian had been sited over two years ago for not complying after multiple letters noting his garage window did not conform to those on other townhomes. The owner will again be sent a letter giving him 30 days to comply. Appropriate action will be taken.

5. **Front Gate/Entrance** – Fedash reported the gate was being prepped and should be installed around the 18th. The damaged column was repaired, and it was noted that the paint at the top of the column needed to be touched up. Fedash will check this. State Farm has issued a check to us for \$9,953.00 for our claim and has left the claim open for us to submit additional invoices for the bulletin board, signs and column painting. Fedash is looking into having LED lights installed on the gate to improve nighttime visibility. SL Steward, LLC has submitted a proposal for \$1,516 to install LED lights. Fedash is obtaining another estimate and the board will discuss this option at a future meeting.
6. **Resident issues to be addressed** –
 - a. Several residents mentioned they had issues with their gutters leaking or overflowing. Fox noted that the HOA is only responsible for gutter repairs. Residents were told to take a photo of the problem area and email David Fedash with a description of the problem so that he can determine if the HOA will handle the problem. The residences mentioned were 1712 and 1744 Lago Vista.
 - b. Owner landscaping issues – Several owners commented they needed to have tall palm trees on their property trimmed. They were advised to send photos to David Fedash with a request to have the trees trimmed. One owner noted her lawn was destroyed by chinch bugs and was not sprayed. Owners also mentioned grass clippings were being blown into their mulched areas by the ground crew. All landscape issues should be documented with photos and send to David Fedash.
 - c. Dead Foxtails on Lago Vista – Fox noted that the two dead Foxtail palms will be inspected by Westcoast to see why they died so soon after they were planted, and they will be replaced by Westcoast. Washingtonians palms are being replaced with the Foxtails which are normally a more disease resistant palm.
 - d. Street flooding from sprinklers – Several residents mentioned the street on Lago Vista by the pool had flooded last weekend from the sprinklers. Fedash will have Westcoast look into the problem.
 - e. Bike rack – It was requested that the board consider installing a bike rack near the entrance for students catching the bus to lock up their bikes. The board will discuss further.

Meeting Adjourned at 9:00 pm by Leon Fox
Next Meeting – October 8, 2019; Allegro; 7:00 PM
Submitted by P. Ehrman