

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

April 14, 2020 - 7:00 PM

Virtual meeting – Minutes Approved

1. **Call to Order:** The meeting was called to order at 7:06 pm by President Len Demchak.

The president announced there was a quorum and that notice was posted as required. Present were: L. Demchak, P. Ehrman, D. Leonardo, S. Leonard, D. Morgan, L. Schmid, R. Khawan, L. Sirna. D. Fedash, representing Ameri-Tech, joined the meeting in progress.

Residents in attendance: It is noted that numerous residents participated in the call at various times throughout the three-hour meeting.

2. **Approval of Minutes:** Demchak made a motion to approve the March minutes, seconded by Sirna. All in favor.
3. **Reports:**
 - a. **Treasurer** – The report was reviewed and has been posted on eaglesreserve.info/reports.
 - b. **North Board** – The inside walls behind the villas have been painted. Some owners on Arabian are not happy with the new gray color as it does not match the paint on their villas and wanted permission to repaint the walls. The request was denied as the wall is owned by the North Board.
 - c. **Legal** – Leonard gave the legal report.
4. **Ameritech Report** – Fedash reported on items note below.

New Business:

1. **Approval of funds transfer** – It has been brought to the board's attention that one of our main reserve accounts at BB&T is holding three times the money allotted for FDIC insurance protection (\$250,000) and that we needed to diversify. The amount in question is \$848,462.44. After discussion, a motion was made by Demchak, seconded by Leonard that an investment research committee be formed to research our best options for reinvesting the monies and to report their findings and recommendations to the board. **Action Item:** Committee members Demchak, Leonardo and Khawan will research our options and prepare a detailed plan to be voted on at next months' meeting.
2. **Argos resignation and replacement** – Demchak reported that Stan Argos, VP had resigned from the Board. A motion was made by Demchak, seconded by Schmid to elect Leonard to the position of Vice President. All were in favor. **Action item:** Demchak will draft a letter to be sent out by Ameritech to homeowners that there is an open board position and we are welcoming applications to fill the position. A committee was elected to review applications and report their recommendations to the board for discussion and vote. The committee members are Ehrman, Morgan, Schmid and Sirna.

Unfinished Business:

1. **Update on committee inspections of driveway repairs on Arabian** – The driveway committee is still researching the issue in order to get to the root of the problems with the concrete driveways. The method entails consulting several professionals including engineers, a professional from the county Public Works Department, drainage specialists and driveway contractors to inspect the subject driveways and drainage issues on the properties to determine causes and appropriate strategies to rectify the problems. **Action item:** The committee will contact several professionals and meet with them on the subject properties. The

- committee will then develop a report to present to the board with a synopsis and recommendations for driveway repair and maintenance policies based on findings and interpretations of our HOA Declarations.
2. **Update on sunken driveway repair at 1572 LV** – Fedash reported that the homeowner has not yet determined the cause of the problem.
 3. **Light post repairs 1710, 1729, 1742, 1744, and 1746 Arabian** – Fedash sent owners a follow-up letter asking for status of repairs. Discussions ensued regarding HOA responsibility on general maintenance repairs as noted below.
 4. **Landscape maintenance contract proposals** – Proposals were submitted from WestCoast (rebid), From the Ground Up, and Natural Landscape. The proposals were comparable in price. WestCoast also submitted a proposal to trim 168 palm trees in the community for a total of \$9,240. This includes using a lift to trim all Washingtonians, Queen palms, Canary palms and Cabbage palms. There was discussion about the quality of work WestCoast has been doing with some pleased and others not pleased. Demchak felt it was a communication problem with WestCoast about our expectations. **Action Item:** At this time, no decision to change landscape companies will be made. Demchak will write a letter to WestCoast that clearly defines our expectations and outlining areas of concern that need to be addressed if we are to continue with them. A similar letter will be written to Ameritech outlining HOA expectations and responsibilities under our contract.
 5. **Update on landscaping project estimates/tree replacements on Arabian** – The estimate to upgrade the first section of Lago Vista was submitted by WestCoast for \$5,533. Addresses include: 1756 thru 1806 LV as well as 1761 Arabian – a total of 9 areas. Demchak reported he had received numerous requests from owners to be consulted on revisions to their properties. Demchak met with Mike Hemmer from WestCoast and reviewed the proposed plans. Owner requests will be incorporated into the new plans wherever possible.
 6. **Bubbling paint issues** - Leonard reported that approximately 15-17 homeowners responded with photos of the problem areas. He explained his previous discussions with our attorney that unless the problem was widespread it was not worth legal involvement. **Action item:** Leonard will draft a letter from the HOA to the painting contractor asking them to inspect and address the issues as the paint project is still under warranty.
 7. **Slippery sidewalks on Arabian test sites** – Construction of three test sites was put on hold until the driveway committee meets with drainage specialists to determine the causes of the water draining onto the sidewalks. **Action item:** Driveway committee to address this issue.
 8. **Fence around pool equipment and pool area** – The board agreed it would be beneficial to upgrade the quality and look of the fence around the pool from chain link to a more decorative fence. This would include the area around the pool equipment. **Action item:** Fedash will obtain estimates with samples and photos of different types of fences so the board can discuss and make a decision at a future meeting.
 9. **Sod repairs at 1743 and 1755 Arabian** – WestCoast will begin these repairs within the month as well as replacing dead plants along Arabian and relocating some of the palm trees from designated homes on Arabian to Lago Vista.
 10. **General Maintenance Repairs** – A discussion regarding HOA responsibility for repairs of items noted in our HOA documents under Section 8.2 ensued. It was noted that just prior to the meeting an opinion was rendered on the subject from attorney DeFurio’s office but had not yet been read by board members. The board realizes there is a fine line regarding interpretation of our responsibility under the statement that the HOA “has the right and obligation to maintain the exteriors and maintain and repair” items as listed. As there is much confusion as to the words “maintain and repair,” and if owners should be held responsible for some or all of repairs, and/or if the repairs made if not up to current codes should be upgraded at the additional expense to the board or owner, it was recommended that we consult in person or conference call with our attorney James DeFurio. A motion was made by Demchak, seconded by Khawan, all in favor to appoint a committee to do this. The committee members are board members Demchak, Khawan, and owners Vinnie Tuccio, David Williams and Leon Fox, and David Fedash. **Action Item:** David Williams will contact Demchak and Khawan to review maintenance requirements and set up an appointment or call with DeFurio and the group to discuss. A full board meeting will be called to go over the groups’ findings with 48 hours-notice given to the community.

11. **Approval of gutter repairs at 1662 Arabian Lane:** This item was tabled until next month. **Action item:** David Fedash will find out why the gutters need to be replaced rather than be repaired before the board approves full replacement.
12. **Payment relief during current economic crisis due to Coronavirus:** Notice was made to accounting by a laid off owner of potential inability to pay HOA fees until he resumes work once the economy recovers from the effects of the Coronavirus. Fedash noted that this is currently a common problem and HOA's have been waiving imposing late fees and interest. A motion was made by Demchak, seconded by Schmid, all in favor to permit deferment of HOA fees for 90 days with no penalty or interest but owners will still be held responsible for the HOA fees after the 90 days. Owners will be given until January 1, 2021 to repay any outstanding fees.
13. **Architectural request for 1712 LV drainage and gutters** – Fedash provided contact information for Lambert Roofing to owner. Demchak is assisting with a resolution which he feels can be accomplished by the owner putting in her own tie-in to the existing drainpipe to the canal. As a neighbor had concerns about the owner not using a professional, it was noted that owner has agreed to restore said area to original condition after repair. Demchak made a motion to approve the architectural request, Khawan seconded, all approved.
14. **Annual Roof Inspection** – Lambert conducted their roof inspection and submitted their invoice which was thought to be higher than previous inspections. Morgan mentioned she was home and did not see their crew looking at the roofs on the third stories of the buildings. Fedash said that some roofers use drones to inspect the roofs. **Action Item:** Fedash will contact Lambert about the invoice and about how thorough their roofing inspection was as they did not seem to be in the neighborhood long enough to do a complete inspection of all roofs.
15. **1754 LV Tree Removal** – A previous request and approval for removal of an oak tree that was undermining the A/C unit was not acted on. There appeared to be some miscommunication between WestCoast and the owner. A motion was made by Demchak, seconded by Khawan to have the tree removed and repair to the effected grounds as needed, to be performed as soon as possible. All approved.

Announcement: Next Meeting is on May 12, 2020 - 7:00 pm. Location to be determined.

Adjourn: The meeting was adjourned at 9:52 pm

Respectfully submitted by P. Ehrman