

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
Addington Place, 1755 East Lake Road, Tarpon Springs, FL 34688

February 11, 2020 - 7:00 pm

Minutes

1. **Call to Order:** The meeting was called to order at 7:02 pm by President Len Demchak.

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

Residents in attendance: Eight

2. **Approval of Minutes:** Morgan made a motion to approve the January minutes, seconded by Leonard. 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 included below.
 - c. **North Board** – Demchak reported the wall painting project had begun and that the entrance monuments will be repaired and updated.
 - d. **Grounds** – Fedash/Demchak reported on items concerning the grounds as noted below.
 - e. **Legal** – It was noted that no accounts are with our attorney. Two accounts are 90 days past due and final notices have been sent. One account is 60 days past due and a demand notice was sent.

Old Business:

1. **Landscaping project/budget** – Project on hold until April. The board will review the existing annual landscape scope and cost as well as WestCoast's proposed renovations for Lago Vista in 2020.
Action Items: Fedash will get additional bids for our yearly landscape maintenance contract and the landscape renovations for board review and discussion at future meetings.
2. **Bubbling paint issues** - Leonard has been consulting with our attorney on how to handle the bubbling paint issues. Residents reported additional issues with water seepage through cracks on walls and chimneys. It was noted that prior to painting, residents were given the option to pay for repairs. There is a question as to whether the repairs were properly done.
Action Items: Leonard will draft a letter to be mailed to owners to assess who has issues. Once it is determined what the actual issues are, Leonard will work with our attorney to ascertain our options.
3. **Pool fence around equipment** - Fedash provided an estimate of \$2,205 from Fence Factory to enclose the pool equipment. No decisions were made, and it was noted that the gate lock needs to be brought up to code as it should not be locked from inside.

In addition, at the request of Demchak, Fedash provided an estimate of \$8,167 from Fence Factory to replace the existing chain link fence surrounding the pool area with a more decorative black aluminum fence or other option.

Action Items: Fedash to obtain additional fence quotes/proposals, options for the board to review at future meetings along with photos of the proposed fences.

New Business:

1. **Garage sale dates** – Ehrman reported the garage sales had been cut to one per year in Oct. Morgan made a motion we go back to two a year, seconded by Argo. All approved. Dates for this year will be March 28/November 7. Morgan volunteered to put out signs and advertise on free social media.
2. **Leasing policy** – Morgan stated there was a leasing policy in place that needed to be followed. Fedash reported four owners submitted rental applications in the last month and all have been approved.
3. **Request for reimbursement for sod at 1699 Arabian Lane** – Morgan requested reimbursement of \$575 for sod personally paid for in November 2018 for the back yard of her villa rental. After discussion, the request was tabled until there is enough information by the new board to make an informed decision.
4. **Pressure washing drives and sidewalks on Arabian** – The 2019 board had approved pressure washing of the streets and driveways once the landscaping on Arabian was completed. As there seemed to be a question as to whether additional work needed to be done by WestCoast to replace several trees on Arabian, the item was tabled until a later date.
Action Item: The landscape committee to set up a meeting and walk with Mike Hemmer of WestCoast to point out which trees need to be replaced.
5. **Driveway repair at 1685 Arabian** – Fedash noted the driveway work was completed at a cost of \$7,275. This was \$1,125 over the estimate due to a change order required during the project construction.
6. **Driveway repairs at 1572 LV** – Fedash presented a proposal for \$11,734 from J. Bolt to fix the partially caved in paver driveway at 1572 Lago Vista. As the estimate seemed high the board requested additional estimates.
Action Item: Fedash to have Mugrow inspect the driveway and submit an estimate for repairs of the sunken area.
7. **Arabian driveway repairs** - Ehrman stated that though all concrete drives on Arabian are cracked, some are worse than others with constant ground water leakage and areas where the concrete is breaking up. Four driveways were noted on Arabian (1667, 1673, 1675 and 1701).
Action Item: Ehrman to send Fedash the addresses and Fedash will have them inspected for possible solutions.
8. **Arabian landscape requests**
 - a. **1743 Arabian** has requested complete regrading of his backyard and new sod installation. WestCoast has repaired the sprinklers but any regrading and sod installation is the responsibility of the owner.
 - b. **1755 Arabian** – WestCoast recommended the previous approval of sod repairs at 1755 Arabian be put off until the spring to warranty the grass.
9. **Maintenance issues** – Fedash will have the light checked at the American flagpole at our entrance. 1710 and 1720 Arabian have damage to the light posts outside.
Action Item: Fedash will recommend options for repair of the light posts.
10. **Slippery sidewalks on Arabian** - This was a previous board's agenda item. During the rainy season several homes on Arabian drain onto the sidewalk making for a very slippery situation due to algae growth and water flow. The former board received two estimates offering different solutions to the problem. There is confusion as to the cause of the problem. A motion was made by Demchak, seconded by Leonardo to have two test sites constructed to see if the issue can be resolved. All approved.
Action Item: Fedash to have two test sites constructed
11. **Review and discuss spreadsheet listing potential 2020 projects/organization** – This item was tabled until the March meeting.

Announcement: Next Meeting is at Addington Place on March 10, 2020 - 7:00 pm

Adjourn: The meeting was adjourned at 8:55 pm

Respectfully submitted by P. Ehrman