

Eagles' Reserve Homeowner's Association, Inc.
Board of Trustees Monthly Meeting
Virtual meeting: July 14, 2020 7:00 PM

Minutes

1. **Call to Order and Certify Quorum** - The meeting was called to order at 7:05 pm by President Len Demchak. Demchak announced there was a quorum, and notice was posted as required. Present were: L. Demchak, P. Ehrman, S. Leonard, H. Riner, D. Morgan, L. Schmid, and D. Leonardo. R. Khawan and L. Sirna joined the meeting in progress. D. Fedash, represented Ameritech. Residents in attendance: Several residents participated at various times throughout the meeting.
2. **Approval of Minutes** – A motion by Demchak, seconded by Riner to approve the June minutes. All approved.
3. **Board Member Reports:**
 - a. **Treasurer** – The report was reviewed and has been posted on eaglesreserve.info/reports. Leonardo reported we are close to \$15,000 over in income and \$18,000 under in expenses. A 2021 budget meeting will be held sometime in August.
 - b. **North Board** – Demchak reported there is some dispute with the North Board over who owns the wall behind Arabian and the matter is now in the hands of an attorney.
 1. **Trim the Preserve request** – The North board will not pay for trimming of the reserve.
 - a. **Legal** – Leonard stated one delinquency is going to our attorney. Fedash reported an owner has filed a lawsuit against ER for a dispute regarding maintenance of their home. The matter is in the hands of an attorney representing ER.
2. **Ameritech Report**
 - a. **Monthly update** – Fedash noted the main entrance gate was hit again. He contacted the gate company to repair and give us an estimate on making the gates open away from cars instead of into cars and to add a flashing light when the gates are opening. He asked if anyone knew the name of the person that hit the gate to please let him know. Action item: Demchak will follow up.
 - b. **Review of tracker** – Follow up inspections will be done next week. Additional items are noted below.

Unfinished Business:

1. **Light post repairs** – Fedash is continuing to work with the affected owners on these repairs.
2. **Update on landscaping:**
 - a. **Lago Vista phase II** – is complete.
 - b. **Cable outages** – Demchak spoke with Mike Hemmer about the cut cables. Mike will have the utility company mark before digging for the rest of the project. If a cable is cut, he will have his staff notify the owner and/or cable company immediately. WestCoast will pay for repairs.
 - c. **Claims of favoritism** – Demchak has had complaints of favoritism during the LV landscaping that some lots look better than others. All owners on LV are asked for input on what they would like planted on their property. Some have complied with complete landscape plans, others had minor requests, and some have not responded or are leaving the options to WestCoast. All requests have been honored so the complaints and comments are unfounded.
 - d. **Palm tree trimming - Not cutting down every other tree on LV** – Instead of cutting every other one and replacing with a Foxtail, all Washingtonians were left and trimmed as were all the large palm trees in the neighborhood. The trimming project was approved by The Board at an earlier meeting. Response has been that the trees look great. It was noted that some of the smaller Robellini's still need to be trimmed. Tuccio's convertible top was damaged from a dead frond falling and causing a rip. WestCoast will pay for a new top.
 - e. **Lago Vista Phase III** – A motion was made by Demchak, seconded by Riner to approve a budget of \$7,000 for Phase III LV landscape project. All approved.

- f. **Trimming the preserve behind Arabian** – Westcoast provided an estimate for trimming but did not feel we needed a full trim. The consensus was that instead of trimming the entire area only those lots needing a cut back will be done. Action Item: Demchak will walk the property with Hemmer and determine lots needing trimming. 1736 Arabian has requested trimming.
 - g. **Trimming back the preserve on LV** – WestCoast provided an estimate of \$3,600 to cut back the preserve on LV and clean out the overflow drainage ditch. Foliage will be cut back to the original conservation line. Demchak made a motion to proceed, seconded by Leonardo, all approved.
 - h. **Arabian misc. landscaping** – A quote for two items was submitted by Westcoast for \$1,160: 1774 Arabian to remove shrubs and replace with new plants, 1642 Arabian for a Washingtonian between the garages to be removed. Demchak made a motion seconded by Khawan, all approved.
 - i. **Oak Tree Trimming** – WestCoast provided an estimate of \$16,850 to trim 165 oak trees in the neighborhood. All felt the bid was too high to proceed and agreed only limbs that infringe on the buildings or roofs need to be trimmed. Trimming will be assessed on an individual basis. Demchak to work with Westcoast will follow up on requests that have been submitted.
 - j. **Continued use of WestCoast as our vendor** – No change will be made this year.
3. **Bubbling paint issues update** – Action item: Leonard is getting bids to repair the bubbling, including sealing the tops of the walls. There are 11 homes on Lago Vista affected.
 4. **Fence around pool equipment and pool area** – No new information on this item.
 5. **Damaged gate 1724 LV** – The gate has been repaired by Florida Gate.
 6. **Drainage for sidewalks on north side of Arabian** – Fedash received an estimate from WestCoast for \$4,550 or \$650 each to run the drainage under the sidewalks. Ehrman mentioned that 1665 Arabian probably needed to be added to the list. A motion was made by Demchak, seconded by Khawan to have two test sites done. All approved. Action item: Ehrman to choose the two sites and communicate this to Ameri-Tech and WestCoast.
 7. **Revisit issue of HOA dues payment relief** – We are still waiving late fees and interest. Owners have until Dec. 31 to repay arrears.
 8. **Security system bids** – Fedash presented a bid for security cameras. Action item: Fedash will get additional bids to compare. A second proposal is due around July 17.
 9. **Renewal of HOA documents** – Demchak is working with our attorney to update the original documents.
 10. **Funds transfer** – It was agreed at the July 7 Special Meeting to move excess reserve funds to Charles Schwab.
 11. **General maintenance and repairs draft policy** – This is still being drafted for final approval.
 12. **Pool rules and restrictions and safety equipment** – Fedash reported the letter to owners about pool rules and restrictions was mailed. No new equipment is needed.

New Business:

1. **Repair/painting of south wall on Lago Vista** – Fedash has one quote from Island Paints for \$4,175. The board decided to paint the wall the same color as the homes. Action item: Fedash will obtain another quote.
2. **Solitude Lake Management** – The original permit was filed by the previous management company and was not transferred over to Ameritech. Fedash is working with FWC to get another permit.
3. **Neighborhood security** – There have been several instances where people (possibly kids or non-residents) have been partying at the pool after hours. Fedash mentioned if we could find out who the people are he can send a letter. Hiring of a security company to spot check was discussed. Action Item: Fedash and Demchak will investigate the cost and feasibility of hiring a security company and/or some type of policing the neighborhood after hours. This will be discussed in August.
4. **Parking and Towing Policy** –The tow company spot check of the neighborhood had been suspended by Fedash. The parking policy and issue of illegal parking was discussed, and the board decided we would tow by authorization only. A tow committee comprised of Fedash, Demchak, Khawan and Schmid was assigned to enforce per a motion by Demchak, seconded by Riner – all approved.
5. **Violation Tracking** - Trash can, trailers, illegal signs, RVs, debris on driveway complaints, policy, and activity -

Fedash reported he had hung courtesy warning notices on several doorknobs for violations. He also sent some violators letters and will follow up with additional letters as needed. He is to do a neighborhood inspection on Friday, July 17.

6. **Rental policy and management** – Demchak to review with Fedash offline and submit action plan to the board in August.

Announcement: Next meeting is August 11, 2020 - 7:00 pm. Location to be determined.

Adjourn: The meeting adjourned at 10:06 pm