

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

March 10, 2020 - 7:00 pm

Minutes

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, S. Argo, P. Ehrman, D. Leonardo, S. Leonard, D. Morgan, L. Schmid, R. Khawan. D. Fedash represented Ameri-Tech. L. Sirna joined the meeting in progress.

Residents in attendance: Eight

President Len Demchak announced the meeting would follow Roberts Rules of Order and explained the rules to the attendees. Any attendees other than the board members needed to sign in if they wished to speak and would have three minutes to speak once recognized by the chair. Demchak noted the new board had 90 days to complete the HOA class. Argo has not yet attended.

2. **Approval of Minutes:** Argo made a motion to approve the February minutes, seconded by Leonardo. All in favor.

3. **Reports:**

- a. **Treasurer** – The report was reviewed and has been posted on eaglesreserve.info/reports.

- b. **North Board** – Demchak reported the wall painting was partially done. The inside walls behind the villas will be painted next week. 2020 board voted not to add the stacked stone to the monuments. The board has established three committees; Bylaws, Communications and Finance to work on 2020 board items. Eagles Reserve represents 42% of the homeowners in the three communities that make up the board. There are seven votes, with one community having the majority vote every four years. ER had the majority in 2019.

- c. **Legal** – There is only one account over 90 days. Our attorney will send a letter of intent to lien.

4. **Ameritech Report**

- a. **Concrete driveway repairs: 1667, 1673, 1675, 1701 AL** – Fedash obtained several estimates for replacements. The companies that inspected the driveways felt it was not worth patching them. After much discussion about whether the driveways need to be replaced, a committee was formed to look at the problems and report back to the board with recommendations. Committee includes Dave Williams, Scott Leonard, Rena Kahwan and David Fedash. **Action Item** – Committee to meet, inspect and report back to the board on their recommendations. Fedash will ask someone from DaCosta Construction to meet with the group.

- b. **Paver repairs for 1572 LV driveway** – Fedash has secured several estimates to repair. The problem lies in the cause of the pavers sinking. **Action item** – The homeowner will be notified that no driveway repairs can be done until the cause is found and it is determined if there is another problem that needs to be addressed before the pavers are reset.

- c. **Light Post Repairs** – 1710, 1729, 1742, 1744, and 1746 Arabian all have light posts in various states of disrepair. Homeowners are responsible to fix these themselves or be fined. Argo said he had previously gotten estimates to fix his and went with solid foam for approximately \$800. **Action item** – Argo will send Fedash contractor information to pass on to the above residents.

d. **Landscape maintenance contract proposals** – Fedash has requested proposals from NLC, Mu-Grow Brothers, The Ground Up Landscape Design and First Class. He will ask WestCoast to rebid our annual contract. **Action Item** – Fedash will report back to the board once all the estimates are in.

Unfinished Business:

1. **Update on landscaping project estimates/tree replacements on Arabian** – Two weeks ago the Landscape Committee walked with Mike Hemmer and determined there were about 20 palms that were too big for their locations and/or have thorns, are infringing on the walkways and driveways, and need to be moved. There was discussion as to whether the HOA should have to pay for this. Per Hemmer, the problem was the first nursery ran out of trees and the second nursery's trees were larger and trained to grow outwards. Mike Hemmer from WestCoast is to give us a quote on the labor to move these trees. Hopefully some of the trees can be used on LV and replaced with smaller trees. The first phase of LV should start in April. The owner of 1761 Arabian requested her landscaping be enhanced.

Action Items:

- The Committee will work with Mike Hemmer to rectify the tree problem and update 1761 Arabian.
 - A letter will be drafted by Demchak to LV homeowners advising them that their landscaping will be upgraded and letting them know they can have some input as to what they want done. The letter will be sent to each home by project phase. A shared email may be created to enable owner communication with the committee.
2. **Bubbling paint issues** - Leonard drafted a letter that was mailed to all owner addresses. It was noted that there are many rentals that owners don't live in. Only five people responded but three board members also have issues. Previous board president John Inglis noted that no painting was to be done until all repairs were completed by PNR. The issue is whether we have legal action for the bubbling. **Action Item** – The letter will be put on all front doors and Ehrman will send an email blast to all the email addresses she has to try to secure more responses.
 3. **Request for reimbursement for sod at 1699 Arabian Lane** – Morgan stated her case for reimbursement of her sod installed in Nov. 2018 as we have paid for sod at other homes. After much discussion about whether reimbursement can be paid after the fact when an owner does not submit a formal request to the board beforehand, a motion was made by Demchak, seconded by Sirna to vote on whether any reimbursement should be paid. The vote was 4/3 for no reimbursement as it would set a precedent that other owners can also have work done and apply for reimbursement afterwards. Argo refrained from voting. As Morgan is a board member, she did not vote due to conflict of interest.
 4. **1743 Arabian** – the owner attended the meeting and requested we repair the sod issues by his front door. **Action Item** – Fedash will have WestCoast fix the problem.
 5. **1712 LV** - Homeowner Elaine Berman requested assistance with her gutter downspout problem. She was instructed to send in an architectural review form to Fedash.

The meeting adjourned at 9:00 pm with the following business tabled until the April meeting:

6. Slippery sidewalks on Arabian test sites update - Fedash
7. Fence around pool equipment and pool area – Fedash
8. 1755 Arabian – spring sod repairs in April - Fedash
9. Establishment of a fine committee – Ehrman
10. Review and discuss spreadsheet of potential 2020 projects – Demchak, Khawam.

Announcement: Next Meeting is at Addington Place on April 14, 2020 - 7:00 pm

Adjourn: The meeting was adjourned at 9:00 pm

Respectfully submitted by P. Ehrman